

Park Row

The proactive estate agent



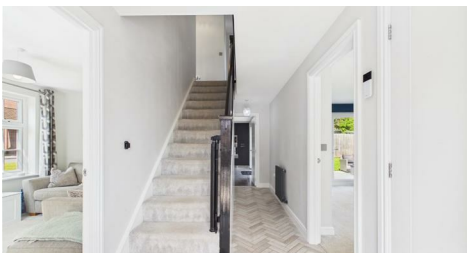
Saxon Mews, Sherburn In Elmet, Leeds, LS25 6PS

£400,000



****DETACHED HOME**FOUR BEDROOMS**OFF ROAD PARKING**DETACHED GARAGE**DOWNSTAIRS W/C**EN-SUITE**ENCLOSED REAR GARDEN**SPACIOUS SIDE GARDEN**PERFECT FOR FAMILIES****

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!'



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INTRODUCTION

Welcome to this charming detached house located in the desirable Saxon Mews, Sherburn In Elmet, Leeds. This delightful property offers a perfect blend of comfort and space, making it an ideal family home.

As you enter, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining guests. The well-designed layout features four generously sized bedrooms, ensuring that everyone in the family has their own personal space. The master bedroom is particularly impressive, boasting an en-suite bathroom for added convenience and privacy.

The property also includes a well-appointed family bathroom and a handy downstairs w/c, making it practical for busy family life. The enclosed rear garden is a wonderful feature, offering a safe and secure area for children to play or for hosting summer barbecues. Additionally, the spacious side garden provides further outdoor space, perfect for gardening enthusiasts or simply enjoying the fresh air.

For those with vehicles, the property benefits from a detached garage and off-road parking, ensuring that parking is never a concern.

Situated in a peaceful neighborhood, this home is ideal for families seeking a tranquil lifestyle while still being within easy reach of local amenities and transport links. This property truly offers a wonderful opportunity to create lasting memories in a lovely setting. Don't miss your chance to make this house your home.

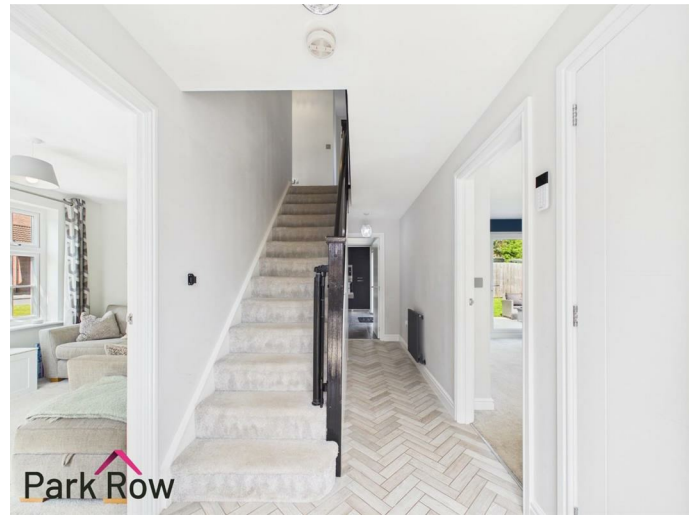
GROUND FLOOR ACCOMMODATION

ENTRANCE

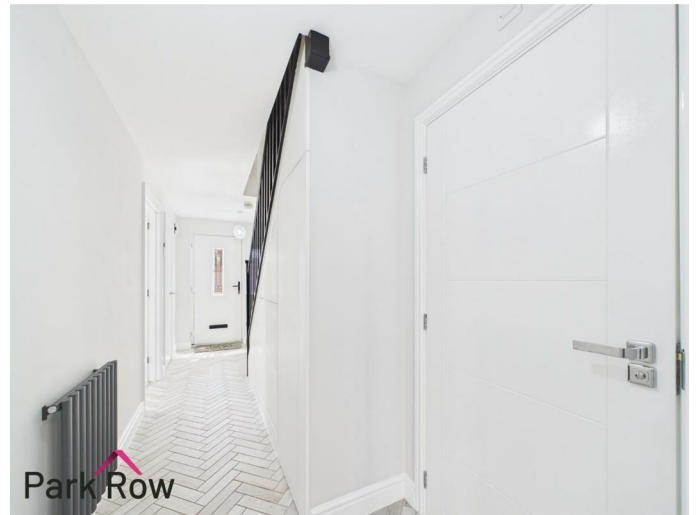
Enter through a grey composite door with a double glazed obscure window within which leads to;

HALLWAY

6'0" x 17'8" (1.83 x 5.39)



Grey central heating radiator, storage cupboard, stairs which up to the first floor accommodation, under stairs storage space and internal doors which lead into;



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SNUG

8'9" x 11'10" (2.68 x 3.62)



Double glazed window to the front elevation, double glazed window to the side elevation and a central heating radiator.



LIVING ROOM

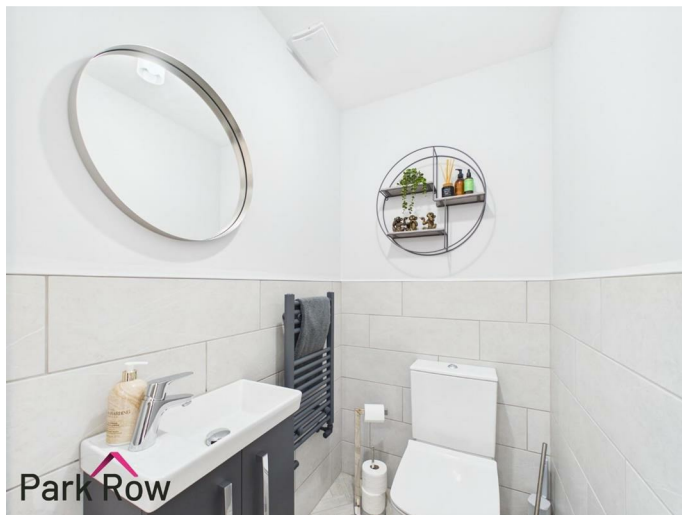
9'11" x 16'2" (3.03 x 4.94)



Double glazed window to the front elevation, central heating radiator, a media wall with a built in electric fireplace, paneled back wall and double glazed double doors which lead out to the rear garden.



W/C
4'9" x 3'7" (1.46 x 1.11)



Includes: close coupled w/c, vanity wash basin with a chrome tap over, grey heated towel rack and tiling to all sides.

KITCHEN
12'10" x 15'0" (3.93 x 4.58)

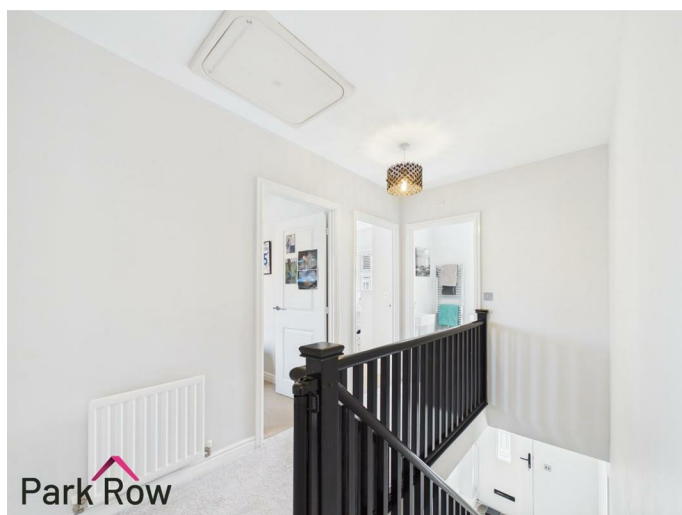


Double glazed windows to the side elevation, central heating radiator, utility cupboard with space and plumbing for a washing machine and dryer, glossy white and black base and wall units, square edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, integral fridge/freezer, integral microwave, integral oven, four ring gas hob with a built in extractor fan over, electrics for a wall mounted TV and double glazed sliding doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING
6'7" x 11'8" (2.01 x 3.56)



Double glazed window to the side elevation, central heating radiator, loft hatch access and internal doors which lead into;

BEDROOM ONE

12'11" x 11'1" (3.95 x 3.40)



Double glazed windows to the left and right hand side elevation, central heating radiator and a door which leads into;



EN-SUITE

9'4" x 3'7" (2.85 x 1.11)



Double glazed obscure window to the side elevation and includes; a close coupled w/c and a hand basin set within a grey wooden unit with space for storage, grey heated towel rack, rectangular mains shower with a glass shower screen and an electric shaving point.

BEDROOM TWO

8'9" x 12'11" (2.69 x 3.94)



Double glazed window to the side elevation, double glazed window to the front elevation and a central heating radiator.



BEDROOM FOUR
8'11" x 7'9" (2.72 x 2.38)



BEDROOM THREE
10'2" x 7'8" (3.11 x 2.36)



Double glazed window to the front elevation and a central heating radiator.



Double glazed window to the rear elevation and a central heating radiator.



BATHROOM

7'8" x 5'8" (2.35 x 1.75)



Double glazed obscure window to the front elevation and includes; close coupled w/c, vanity wash basin with a chrome tap over, chrome heated towel rack and a panel bath with a mains shower over, a glass shower screen and tiled walls.



EXTERIOR

FRONT



To the front of the property there is stone paving which leads to the entrance door, a tarmac driveway with space for parking, access into the garage and a gate which leads into the rear garden.

ADDITIONAL SIDE GARDEN



Accessed from the front or the side of the property and it is a fantastic additional garden space which many other properties on the estate don't have.



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REAR



Accessed via the double doors in the kitchen, the double doors in the living room and the wooden gate at the front of the property where you will step out onto; A stone paved area with ample space for seating, a grass area, brick fencing to the left hand side and wooden fencing to the other three sides. Access to the workshop area of the garage.



WORKSHOP

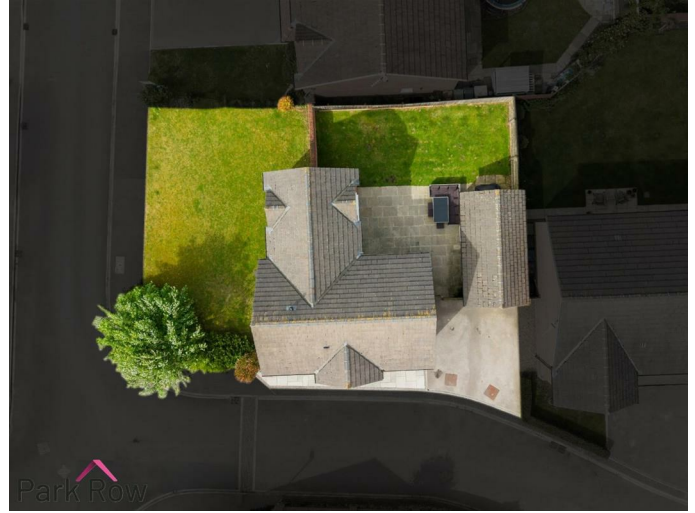
9'8" x 12'0" (2.96 x 3.67)

Space for storage with power and lighting.

GARAGE

To the side of the property there is a paved driveway with parking space for two vehicles, accessed through a white up and over door.

AERIAL PHOTO



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property. We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are



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unbeatable when identifying and recommending your new mortgage or re-mortgage requirements. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: E

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

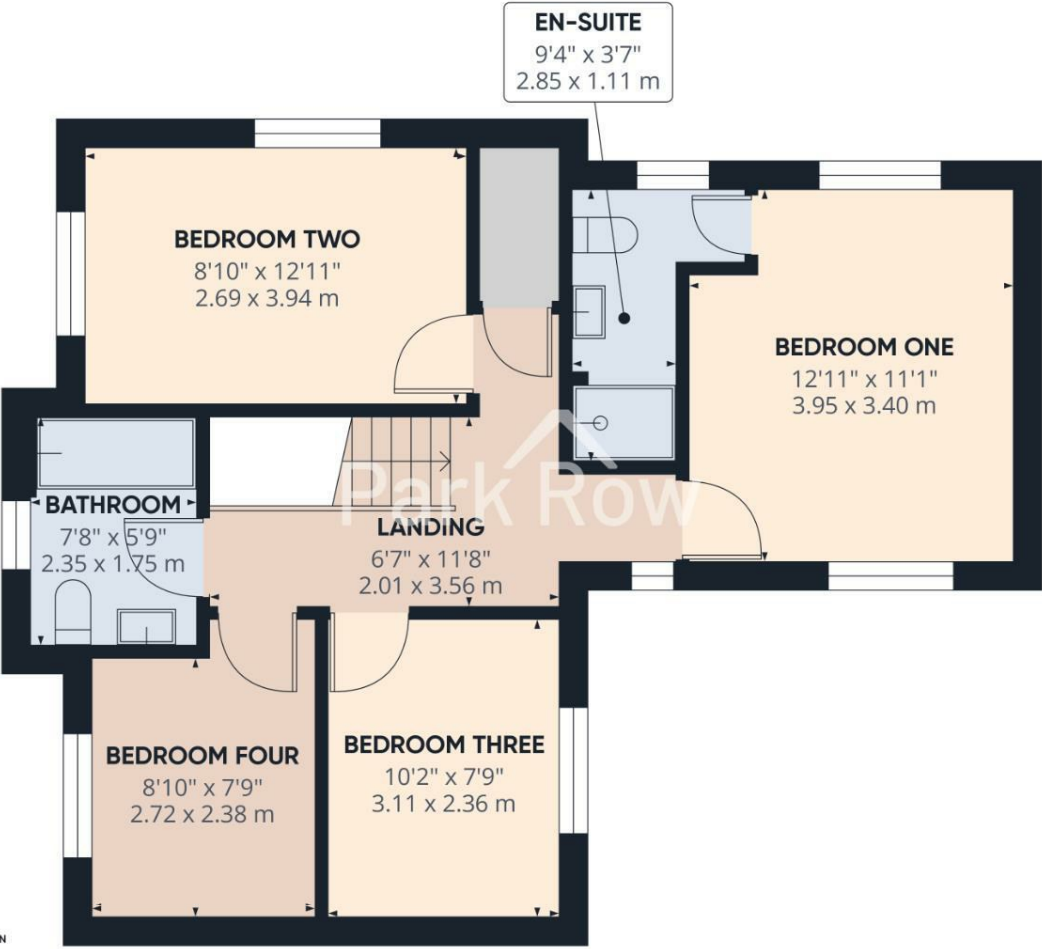
VIEWINGS

Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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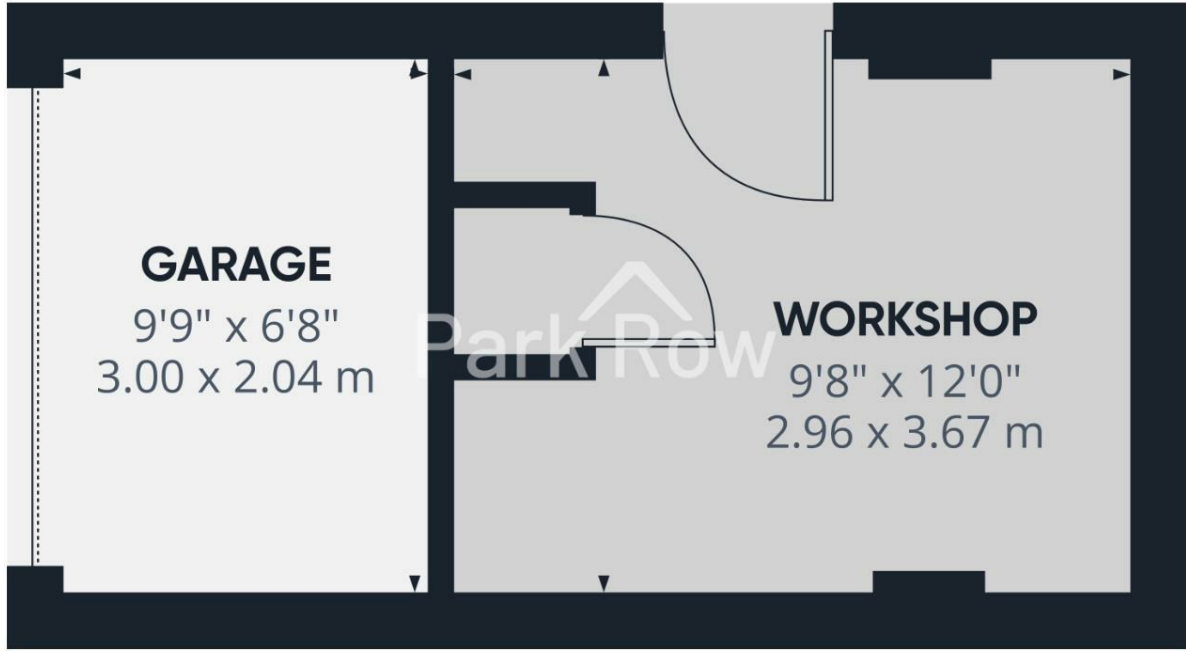
Floor 1 Building 1

Approximate total area⁽¹⁾
583 ft²
54.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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GARAGE

9'9" x 6'8"
3.00 x 2.04 m

WORKSHOP

9'8" x 12'0"
2.96 x 3.67 m

Approximate total area⁽¹⁾
186 ft²
17.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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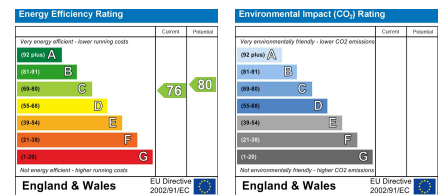
Floor 0 Building 2





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