Park Rôw

Low Garth Road, Sherburn In Elmet, Leeds, LS25 6DH

Offers In Excess Of £260,000

4 2 1 D

DETACHED LINK DETACHED FOUR BEDROOMS**DOWNSTAIRS SHOWER ROOM**ENCLOSED REAR GARDEN**

Situated in the popular village of Sherburn in Elmet, this link detached property briefly comprises; entrance hallway, lounge/diner, kitchen, downstairs shower room ,four bedrooms, family bathroom, front and rear gardens, EPC Rating D Council Tax Band D - Selby District Council

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 THURSDAY, 5.30 FRIDAYS, AND 1.00 SATURDAYS.

GROUND FLOOR ACCOMMODATION

ENTRANCE
Black uPVC door with two glass side panels, outside courtesy light

ENTRANCE HALLWAY
uPVC double glazed window to the side elevation, Doors leading off;

INNER HALLWAY
stairs to first floor accommodation, doors leading off;

LOUNGE/DINER

uPVC double glazed bay window to the front elevation, uPVC double glazed french doors to the rear elevation, two central heating radiators, coving to ceiling, television and telephone points, laminate flooring, door which leads into

KITCHEN

uPVC double glazed window to the rear elevation, base and wall units in a light oak shaker style finish, roll edge laminate worktops, single stainless drainer sink with chrome mixer tap over, four ring gas hob with extractor over, space and plumbing for dishwasher, space for free standing fridge/freezer, door which leads into the rear hallway

BEDROOM FOUR

uPVC double glazed window to the front elevation, electric wall heater, laminate flooring, door leading to storage cupboard and further door leading into;

REAR HALLWAY

Upvc double glazed window to the rear elevation, uPVC stable door leading to the rear and internal door leading into;

SHOWER ROOM

uPVC double glazed obscure window to the rear elevation, white suite; comprising corner shower cubicle with mains shower, wash basin, close coupled w/c

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed full length window to side elevation, cupboard which houses the boiler, doors leading off;

BEDROOM ONE

uPVC double glazed window to the rear elevation, central heating radiator, laminate flooring, television point.

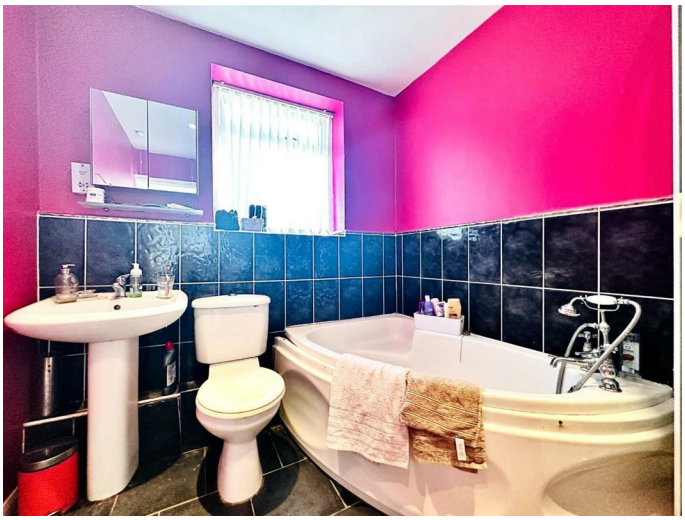
BEDROOM TWO

uPVC double glazed window to the front elevation, central heating radiator, laminate flooring.

BEDROOM THREE

uPVC double glazed window to the front elevation, central heating radiator, laminate flooring. built in wardrobes with sliding doors.

FAMILY BATHROOM



uPVC double glazed obscure window to the rear elevation, white suite comprising; corner bath with chrome taps over and shower attachment, closed coupled w/c, pedestal hand basin with chrome tap over, corner shower cubicle with mains shower, extractor to wall, spotlights to ceiling, fully tiled around the shower cubicle and half tiled to remaining walls

EXTERIOR

FRONT

Concrete and gravel driveway which leads to the front entrance, hedging to the left hand side and low brick wall to the right, pedestrian gate to the left which leads to the rear.

REAR

can be accessed via the pedestrian access gate at the side of the property, the stable door in the rear hallway or the double french doors in the dining room where you will step out onto a stone pathway with stone circle area with space for seating, the rest is mainly gravelled with paving, space for shed, outside tap, outside lighting, wooden perimeter fencing to all the sides and rear

TENURE AND COUNCIL TAX

The Tenure and Council 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.

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.

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 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

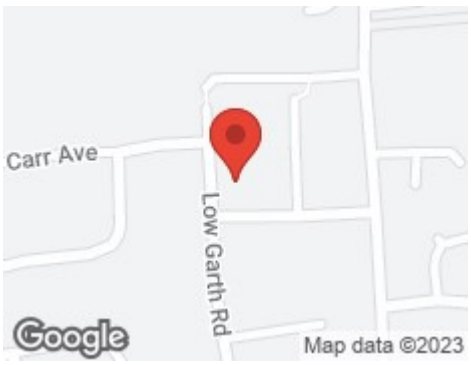
CALLS ANSWERED :
Mon, Tues, Wed, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

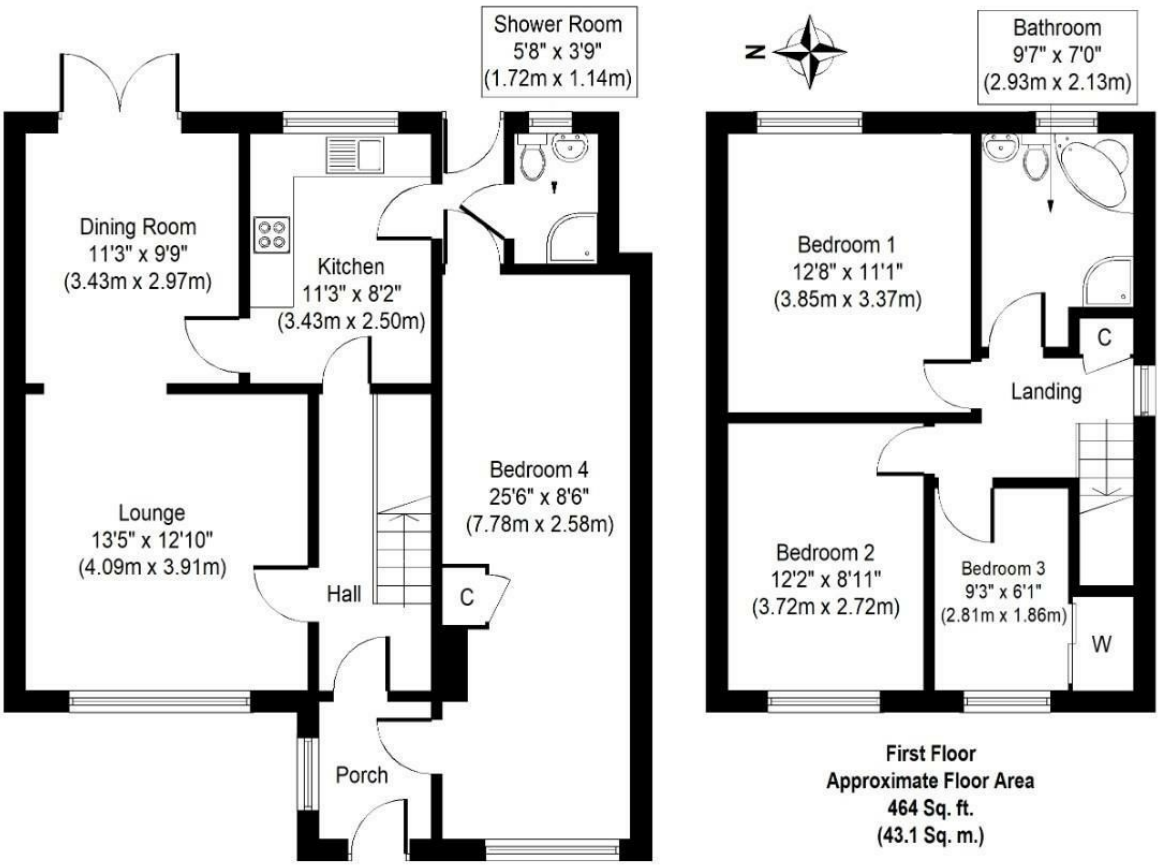
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.





Ground Floor
Approximate Floor Area
777 Sq. ft.
(72.2 Sq. m.)

First Floor
Approximate Floor Area
464 Sq. ft.
(43.1 Sq. m.)

Total Approximate Floor Area
1241 Sq. ft.
(115.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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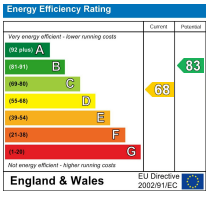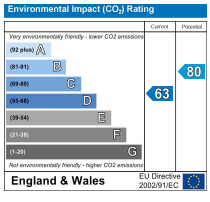
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