



## Barnet Chase, Sherburn In Elmet, LS25 6QJ

Offers In Excess Of £280,000



\*\* SEMI DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* ENSUITE \*\* PRIVATE REAR GARDEN \*\* OFF ROAD PARKING \*\* CLOSE TO COMMUNAL GREEN SPACE \*\* DOWNSTAIRS WC \*\* EPC B \*\* PERFECT FOR FAMILIES OR THOSE LOOKING FOR EXTRA SPACE

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!





## INTRODUCTION

Nestled in the desirable Barnet Chase area of Sherburn In Elmet, this stunning semi-detached house offers a perfect blend of modern living and comfort. Built in 2018, this new build property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The property boasts two bathrooms, including a convenient ensuite attached to the master bedroom, ensuring privacy and ease for all residents.

The heart of the home is complemented by a private rear garden, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. The property is situated within a sought-after estate, close to communal green spaces, which enhances the appeal for those who appreciate outdoor activities and community living.

Parking is a breeze with space available for two vehicles, adding to the convenience of this lovely home. This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. With its modern features and prime location, this semi-detached home is a rare find and is sure to attract interest. Don't miss the opportunity to make this delightful property your own.

## GROUND FLOOR

### ENTRANCE

Enter through a cream composite door with a glass panel within which leads into;

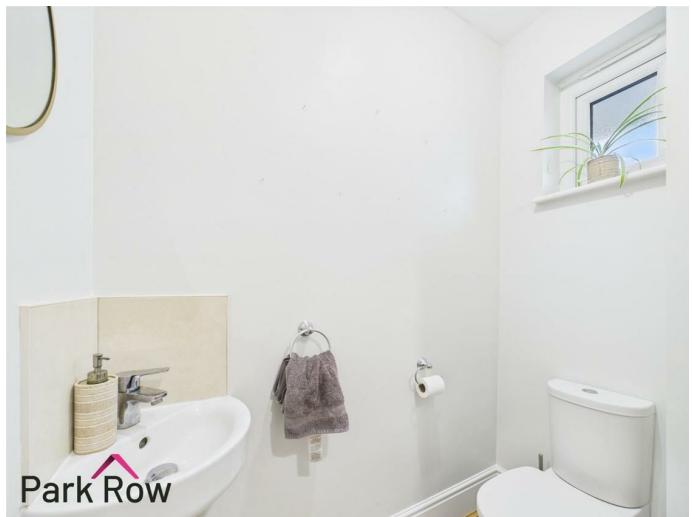
### HALLWAY

13'6" x 3'4"



A central heating radiator, staircase which leads to the first floor accommodation, understairs storage cupboard and a door which leads into;

**WC**  
5'8" x 2'10"



An obscure double glazed window to the front elevation, a white suite comprising of a close coupled WC and a pedestal hand basin with chrome taps over, a central heating radiator.

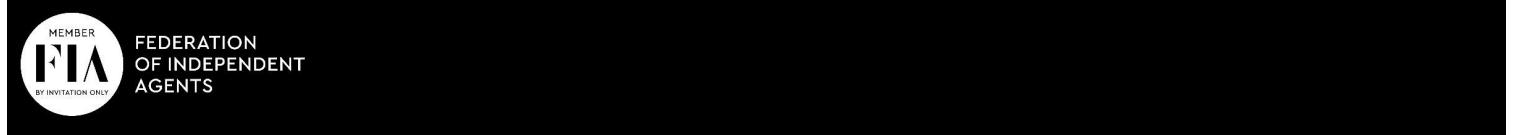
**LIVING ROOM**  
16'1" x 10'10"



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



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**KITCHEN/ DINING ROOM**  
11'1" x 17'8"



Stone coloured shaker-style wall and base units surrounding, built in double ovens, four ring gas hob with a stainless steel extractor fan over and stainless steel splashback, wooden worktop, a stainless steel drainer sink with chrome taps over, tiled splashback, integral fridge/freezer, integral dishwasher, under cabinet lighting to the wall units, a door which leads into the storage room, a central heating radiator, a double glazed window to the rear elevation and double glazed double doors which lead out to the rear elevation.





**BEDROOM ONE**  
11'3" x 10'11"



**FIRST FLOOR ACCOMMODATION**

**LANDING**  
10'3" x 3'3"



A double glazed window to the front elevation, a central heating radiator and an internal door which leads into;



An obscure double glazed window to the side elevation over the stairs, a central heating radiator, loft hatch access, an internal door which leads to a storage cupboards and further internal doors which lead into;



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**ENSUITE**  
4'1" x 6'11"



A white suite comprising; a closed couple WC, a handbasin with chrome taps over placed upon a vanity unit, a mains shower cubicle with glass sliding doors plus a chrome towel rail.

**BEDROOM TWO**  
11'8" x 8'10"



A double glazed window to the rear elevation and a central heating radiator;



**BEDROOM THREE**  
8'6" x 8'8"



A double glazed window to the rear elevation and a central heating radiator;



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**FAMILY BATHROOM**  
5'6" x 6'6"



A double glazed window to the front elevation and includes a white suite comprising; a closed couple WC, a semi -pedestal sink with chrome mixer taps over, a panel bath with mains shower over and a glass shower screen.

**EXTERIOR**

**FRONT**



To the front of the property there is a concrete driveway with space for parking, a block paved pathway which leads to the front access and a gate to the side of the property giving access to the rear garden, hedging to the front and side, outdoor lighting, and the rest is mainly lawn.



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REAR



Park Row

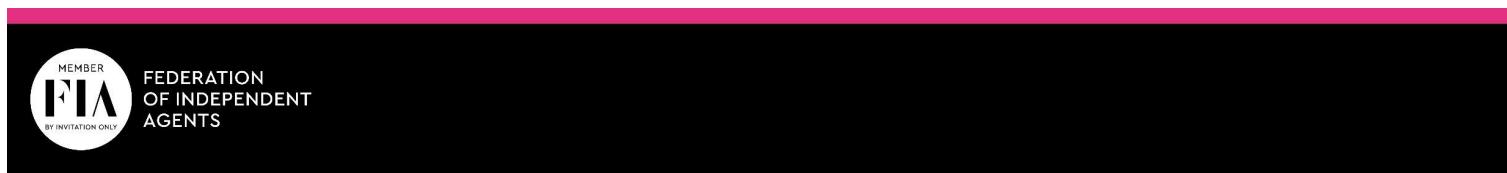
Accessed via the gate at the side of the property and the double doors in the kitchen/ dining room where you will step out onto; a block paved area with space for seating, borders filled with various bushes and shrubs to the left and rear boundary, perimeter wooden fencing to the left boundary and brick wall perimeter to the rear and right elevation and the rest is mainly lawn.



Park Row



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### LIVING ROOM

16'1" x 10'10"  
4.92 x 3.31 m

### KITCHEN

11'1" x 17'9"  
3.39 x 5.41 m

### WC

5'8" x 2'10"  
1.73 x 0.88 m

4'0" x 2'7"  
1.24 x 0.80 m

Park Row

#### Approximate total area<sup>(1)</sup>

463 ft<sup>2</sup>  
42.9 m<sup>2</sup>

Reduced headroom  
7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft/1.5 m

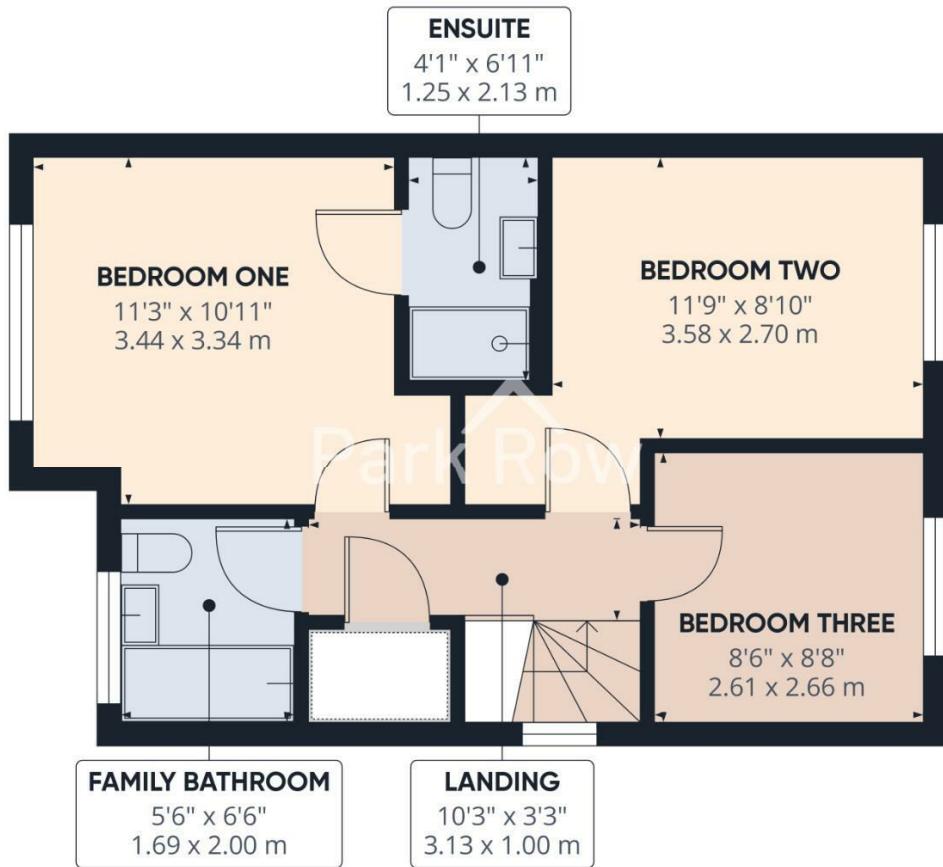
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 0



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 Park Row

Approximate total area<sup>(1)</sup>  
418 ft<sup>2</sup>  
38.9 m<sup>2</sup>

(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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**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

**T** 01977 681122

**34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA**  
**sherburn@parkrow.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	95	
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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