

Park Row

The proactive estate agent



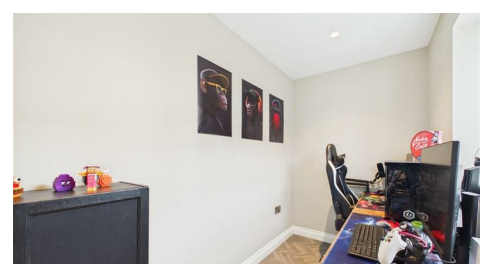
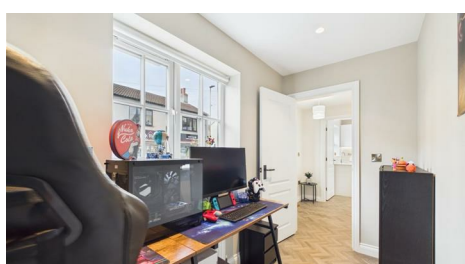
Low Street, Sherburn In Elmet, Leeds, LS25 6BB

Offers In Excess Of £290,000



****BEAUTIFUL SEMI-DETACHED HOME**THREE BEDROOMS**OFFICE**OFF STREET PARKING**ENCLOSED REAR GARDEN**EV CAR CHARGER**EN-SUITE**DOWNSTAIRS W/C**STUNNING OPEN PLAN KITCHEN/DINING ROOM ****

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!



FEDERATION
OF INDEPENDENT
AGENTS

INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, Leeds, this delightful semi-detached home on Low Street offers a perfect blend of comfort and modern living, making it an ideal choice for families. Spanning an impressive 1,001 square feet, the property boasts three well-proportioned bedrooms, including a master suite with an en-suite bathroom, ensuring privacy and convenience for the occupants.

The heart of the home is undoubtedly the beautiful open-plan kitchen and dining area, which is designed for both functionality and style. With double doors that open out to the enclosed rear garden, this space is perfect for entertaining guests or enjoying family meals while basking in natural light. The garden provides a safe haven for children to play and offers a tranquil outdoor space for relaxation.

In addition to the spacious reception room, the property features a separate office downstairs, catering to those who may work from home or require additional space for study. The modern bathroom and convenient downstairs w/c enhance the practicality of the home, while the off-street parking at the rear for two vehicles, along with an electric vehicle charger, adds to the appeal of this residence.

This semi-detached house is not just a home; it is a lifestyle choice, offering a harmonious blend of modern amenities and a welcoming atmosphere. With its prime location and thoughtful design, this property is sure to attract families seeking a comfortable and stylish living environment. Don't miss the opportunity to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a duck-egg composite door with an obscure diamond-shaped double glazed window within which leads into;

HALLWAY

6'7" x 5'4" (2.02 x 1.63)



Stairs which lead up to the first floor accommodation and internal doors which lead into;

W/C

5'0" x 3'0" (1.54 x 0.92)



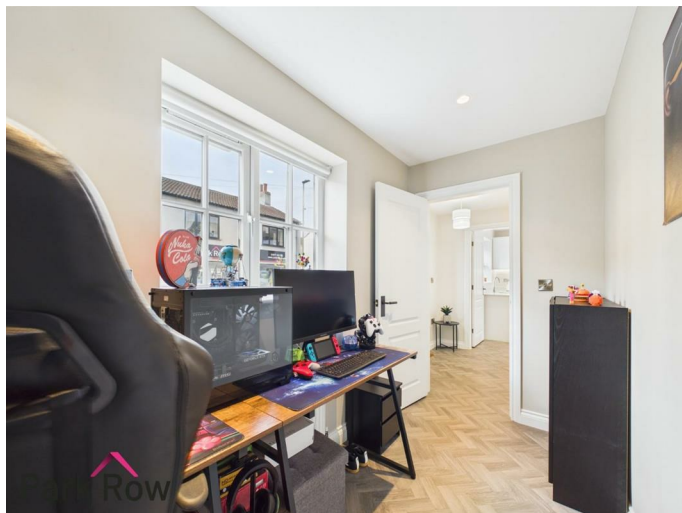
A close coupled w/c with a concealed cistern and a push button flush set within a marble tiled unit, wall hung hand basin with chrome taps over, a central heating radiator, extractor fan and tiled flooring.



FEDERATION
OF INDEPENDENT
AGENTS

OFFICE

10'5" x 4'11" (3.19 x 1.52)



A triple glazed window to the front elevation with privacy screen, and a central heating radiator.



KITCHEN/DINING ROOM

19'9" x 9'0" (6.04 x 2.75)



A triple glazed window to the front elevation with privacy screen, a double glazed window to the rear elevation, central heating radiator, white shaker-style base and wall units, marble worktop, stainless steel one and a half drainer sink set within the worktop with a chrome tap over, electric hob with a built in extractor fan over and glass back splash, integrated oven, integral washing machine, integral dishwasher, cupboard with space for storage, double glazed double doors which lead out to the rear garden and an internal door which leads into;





Park Row



Park Row

FIRST FLOOR ACCOMMODATION

LANDING

10'3" 9'8" (3.14 2.97)



Park Row

LOUNGE

14'5" x 10'7" (4.40 x 3.24)



Park Row

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



Park Row

A triple glazed window to the front elevation with privacy screen, loft hatch access, lighting pendants above the stairs, cupboard with space for storage and internal doors which lead into;



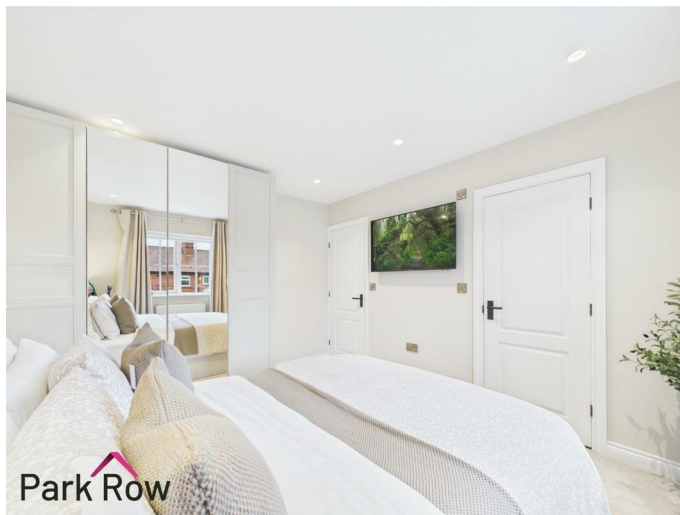
FEDERATION
OF INDEPENDENT
AGENTS

BEDROOM ONE

12'5" x 10'7" (3.79 x 3.25)



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



EN-SUITE

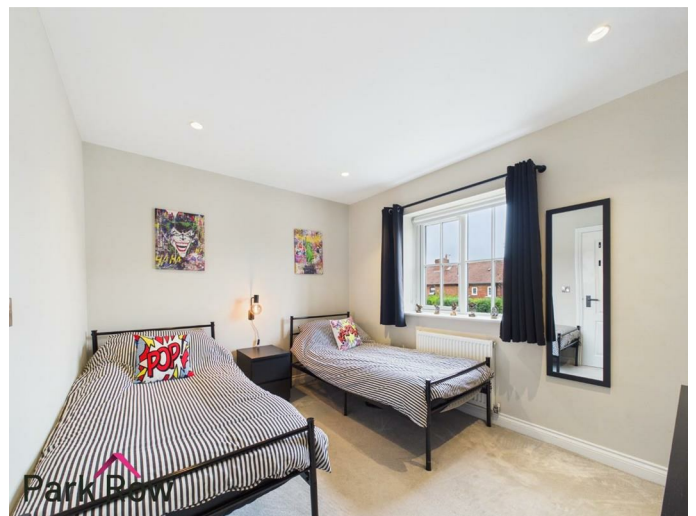
8'5" x 3'11" (2.57 x 1.20)



Obscure double glazed window to the rear elevation, a close coupled w/c with a concealed cistern and a push button flush set within a tiled unit, a hand basin set on top of a grey unit with space for storage, a fully tiled walk in mains shower with a glass shower screen, extractor fan, a chrome towel radiator and is fully tiled floor to ceiling.

BEDROOM TWO

11'10" x 9'2" (3.61 x 2.80)



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



BEDROOM THREE
 10'7" x 7'1" (3.23 x 2.16)



A triple glazed window to the front elevation with privacy screen and a central heating radiator.



BATHROOM
 10'3" x 5'5" (3.13 x 1.66)



Obscure double glazed window to the front elevation, a tiled bath with chrome taps over and a storage shelf above within an alcove, a hand basin set on top of a grey unit with space for storage, a close coupled w/c with a concealed cistern and a push button flush set within the tiled wall, a fully marble tiled walk in mains shower with a glass shower screen, a chrome towel radiator and it is fully tiled floor to ceiling.



EXTERIOR

FRONT



To the front of the property there is access into the property from the street, decorative stone border filled with mature shrubs and outdoor lighting.

REAR



Accessed via the double doors in the kitchen/dining room or the gate at the rear where you will step out onto; a paved area with space for seating, a raised paved area with space for outdoor seating, space for a shed, a paved pathway which leads to the gate giving access to the parking, border filled with decorative stones, perimeter wooden fencing to all three sides and the rest is mainly lawn.

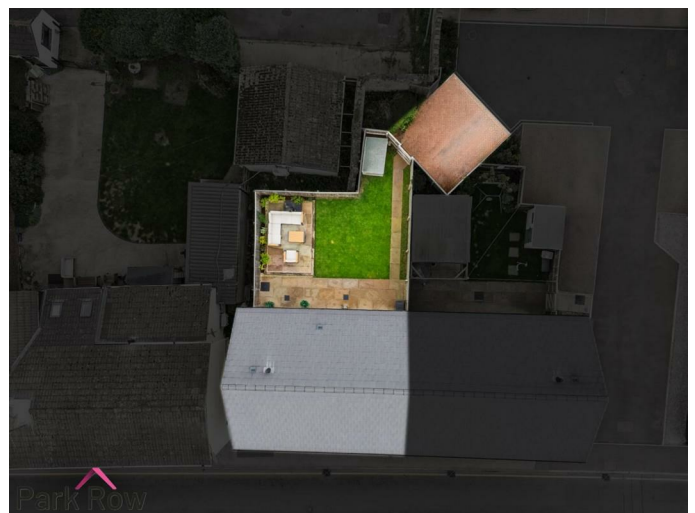


PARKING



Accessed via the rear of the property and has a block paved driveway with space for parking and an EV car charger.

AERIAL PHOTO



FEDERATION
OF INDEPENDENT
AGENTS

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 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
PONTEFRAC T & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

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

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.



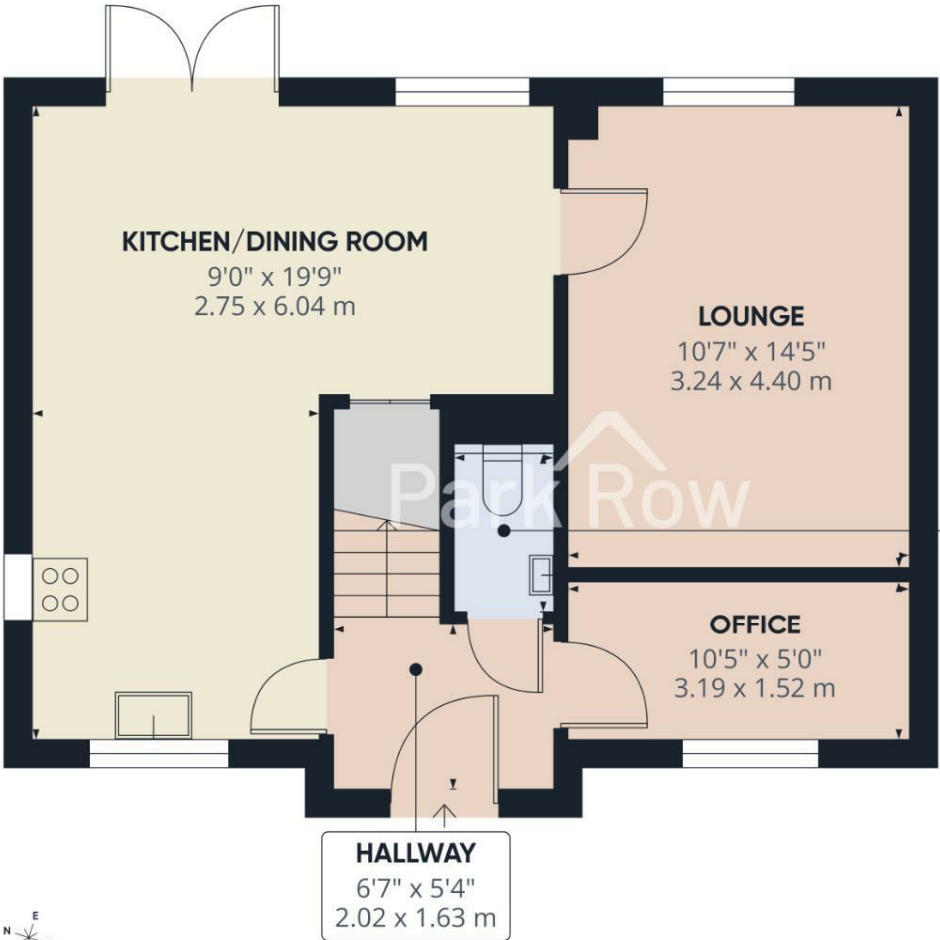
FEDERATION
OF INDEPENDENT
AGENTS

Approximate total area⁽¹⁾
524 ft²
48.7 m²

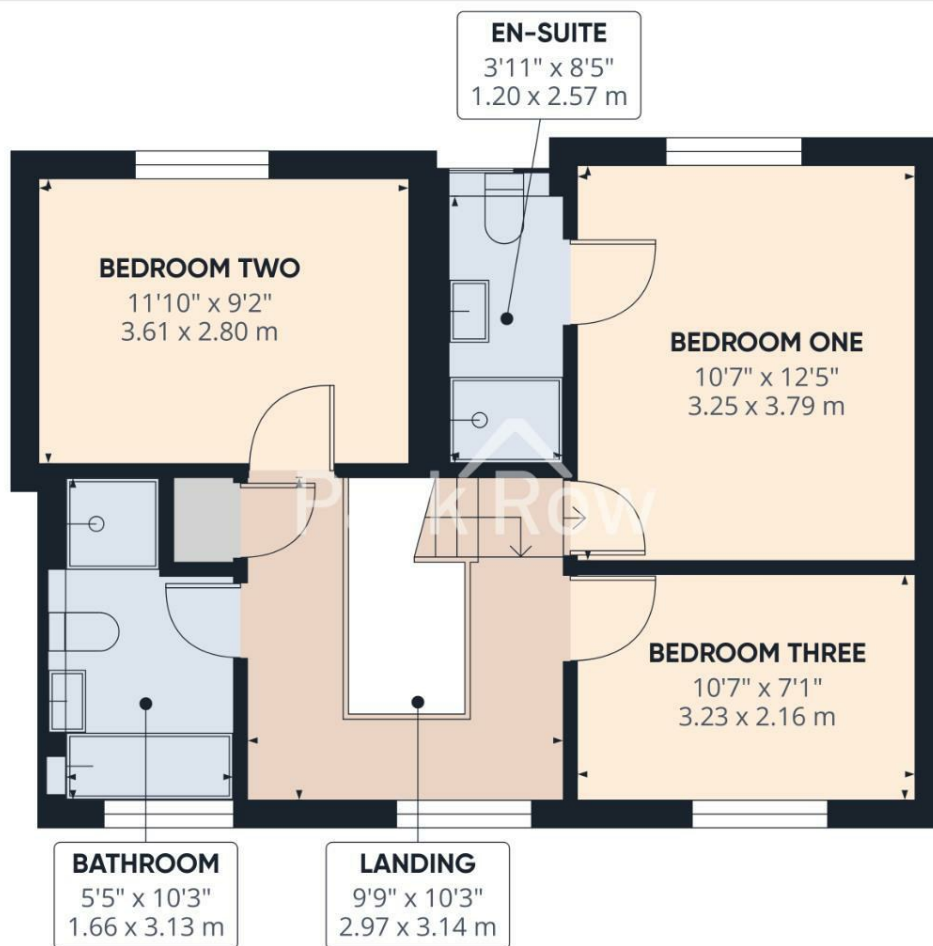
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Approximate total area⁽¹⁾
477 ft²
44.3 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.

GIRAFFE360



Park Row

Approximate total area⁽¹⁾
1001 ft²
93 m²

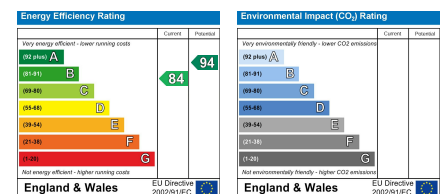
(1) Excluding balconies and terraces

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

GIRAFFE360

T 01977 681122
W www.parkrow.co.uk

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



FEDERATION
OF INDEPENDENT
AGENTS