Park Row

The proactive estate agent

Church View, Sherburn In Elmet, Leeds, LS25 6HZ

Offers In Excess Of £125,000

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GROUND FLOOR APARTMENTONE BEDROOM**PATIO AREA**WARDEN FACILITIES**COMMUNIAL GARDENS**DESIREABLE OVER 55'S COMPLEX**RAMPED BUILDING ACCESS**

Welcome to this charming one-bedroom ground floor apartment located in the desirable Church View, Sherburn In Elmet, Leeds. This property is situated within a well-regarded complex specifically designed for individuals aged over 55, offering a peaceful and supportive living environment.

As you enter the flat, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The bedroom is generously sized, while the bathroom is conveniently located to serve both residents and visitors alike.

One of the key features of this apartment is that it is warden controlled, providing an added layer of security and assistance for residents. This is particularly beneficial for those seeking a community atmosphere where help is readily available if needed.

Additionally, the property is offered with no onward chain.

With its prime location in Sherburn In Elmet, residents will enjoy easy access to local amenities, including shops, parks, and transport links, ensuring a convenient lifestyle.

This delightful flat is perfect for anyone seeking a low-maintenance home in a supportive environment. Do not miss the chance to make this lovely apartment your new residence.

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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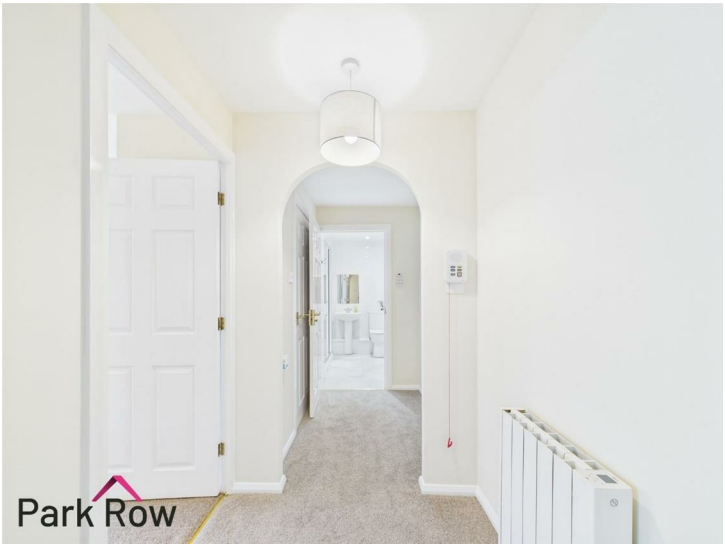
FEDERATION OF INDEPENDENT AGENTS

GROUND FLOOR ACCOMODATION

HALLWAY
Enter through a secure entrance door which leads into:

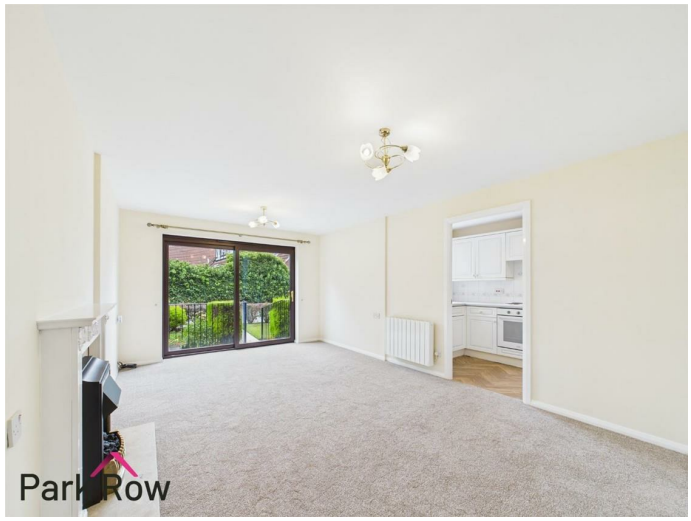
ENTRY
7'0" x 4'10"



Electric radiator, smoke alarm, remote intercom for communal door and doors which lead into;

LOUNGE
11'3" x 16'8"

Double glazed patio door which leads to the patio area, two electric radiator, a fireplace with a stone hearth and white stone surround plus an open doorway leads into:



KITCHEN
5'10" x 10'2"

Double glazed window overlooking the communal gardens, wall and base units in a white finish, roll edge worktops, tiled splashback, one and a half drainer sink with chrome taps over, four ring electric hob with built in extractor fan over and an electric oven below plus space for freestanding fridge/freezer.

BEDROOM ONE
10'3" x 12'2"

A double glazed window to the rear elevation overlooking the communal garden, an electric radiator and white wooden over-bed storage plus built in wardrobes.

BATHROOM
7'6" x 6'10"

Fully tiled with walk in electric shower with a glass shower screen, close coupled w/c, pedestal handbasin with chrome taps over, electric towel rail/wall heater and an emergency call cord.

UTILITY ROOM
A storage cupboard with shelving and a washing machine

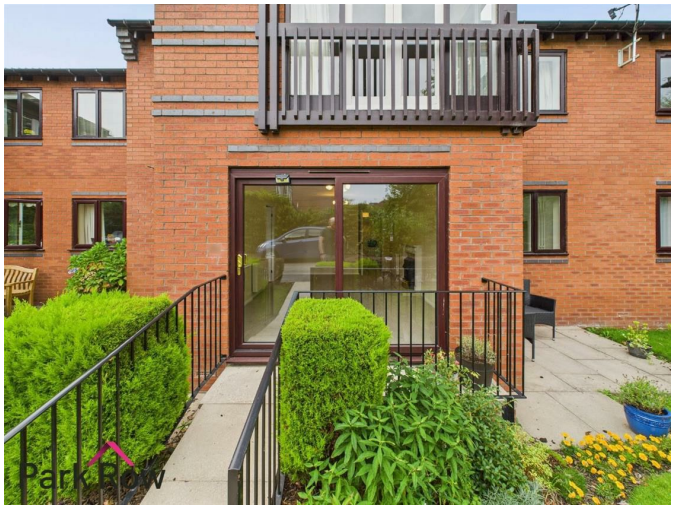
EXTERIOR

FRONT

To the front of the property there is access via a secure door to the front door of the property.

REAR

Accessed via the door in the lounge where you will step out onto; a paved area with space for seating.



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

CALLS ANSWERED :
Mon, Tues, Wed, Thurs & 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

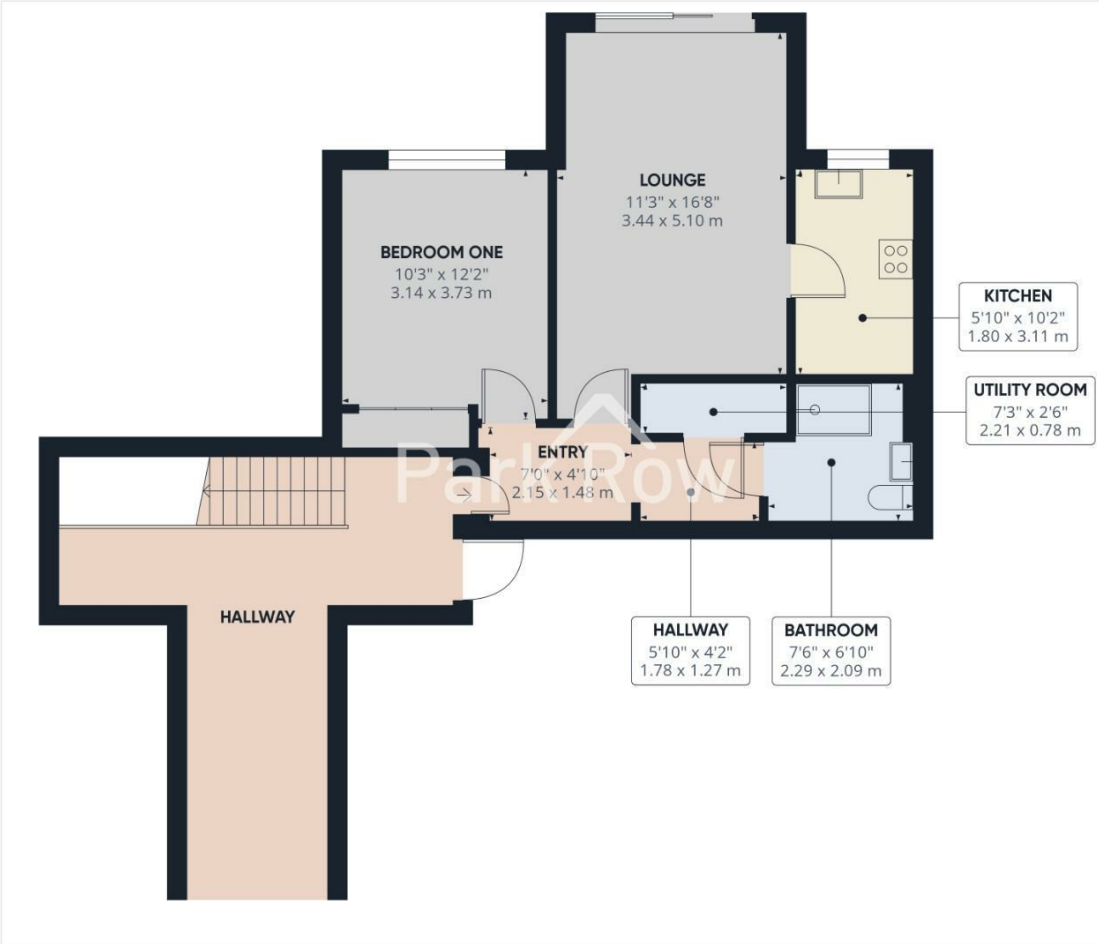
TENURE AND COUNCIL TAX

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

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.



Park Row

Approximate total area(1)

519 ft²

48.3 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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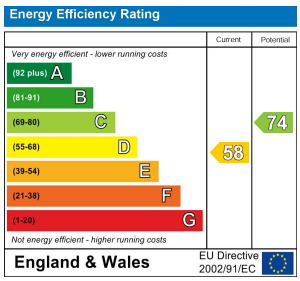

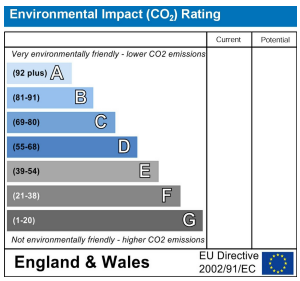

W **www.parkrow.co.uk**

T **01977 681122**

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sherburn@parkrow.co.uk

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