

Park Row



Moor Lane, Sherburn In Elmet, Leeds, LS25 6DX

Offers In Excess Of £325,000



****EXTENDED SEMI-DETACHED HOME**FOUR BEDROOMS**DRIVEWAY**INTEGRAL GARAGE**SHOW STOPPING REAR GARDEN**UTILITY ROOM**TWO RECEPTION ROOMS**DOWNSTAIRS W/C****

Nestled in the charming Moor Lane of Sherburn In Elmet, Leeds, this extended semi-detached house is a true gem for families. Boasting four bedrooms, two reception rooms, and a generous 1,006 sq ft of space, this property offers ample room for comfortable living.

One of the highlights of this property is the spacious rear garden, a true showstopper. With various seating areas, lush borders filled with trees and bushes, a summerhouse, and a greenhouse, this garden is a tranquil oasis perfect for relaxation and entertaining.

Convenience is key with parking available on the driveway and an integral garage. The utility room and downstairs w/c add practicality to this already impressive home.

If you're looking for a family-friendly property with ample space both indoors and outdoors, this semi-detached house on Moor Lane is a must-see. Don't miss the opportunity to make this house your home sweet home in the heart of Leeds.

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!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter via a blue composite door with two double glazed decorative glass inserts plus two obscure double glazed panels either side which leads into;

ENTRANCE HALLWAY

12'8" x 6'8" (3.88 x 2.04)



Stairs which lead up to the first floor accommodation with an oak balustrade and spindles, central heating radiator, built in under-stairs shoe cupboards and internal doors which lead into;

LOUNGE

10'11" x 14'8" (3.33 x 4.48)



Double glazed window to the front elevation, cast iron log burning fire set within an alcove with a stone hearth plus a wooden beam surround, broadband points and electric points for a television.



KITCHEN

10'9" x 8'9" (3.30 x 2.67)



Double glazed window to the rear elevation, wooden shaker-style wall and base units surrounding, roll-edge laminate worktop, black one and a half drainer sink with chrome taps over, space for a freestanding cooker with an extractor fan built in over, tiled splashback, space for a freestanding fridge/freezer, tiled flooring, an oak internal door with a glass insert which leads into the dining room plus a further oak internal door with a glass insert which leads into;



shaker-style wall and base units surrounding, roll-edge laminate worktop, space and plumbing for a washing machine and a dishwasher, a door which leads into the garage, tiled flooring, central heating radiator plus an open doorway which leads into;

HALLWAY

Built in wooden storage cupboards, a composite door with a double glazed obscure panel which leads out to the side of the property plus an internal door which leads into;

DOWNSTAIRS W/C

4'8" x 2'5" (1.43 x 0.74)

Obscure double glazed window to the side elevation and includes a a close coupled w/c plus it is fully tiled floor to ceiling.

DINING ROOM

8'11" x 8'11" (2.72 x 2.72)



UTILITY

9'4" x 6'3" (2.86 x 1.91)



Double glazed window to the rear elevation, wooden

Central heating radiator plus double glazed sliding patio doors which lead out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING

7'6" x 6'7" (2.29 x 2.02)



Double glazed window to the side elevation, loft access plus internal doors which lead into;

BEDROOM ONE

13'0" x 10'10" (3.97 x 3.31)



Double glazed window to the front elevation, central heating radiator plus various built in wooden wardrobes/cupboards all along the full width of the wall even with a built in dressing area!



BEDROOM TWO

10'9" x 9'0" (3.30 x 2.75)

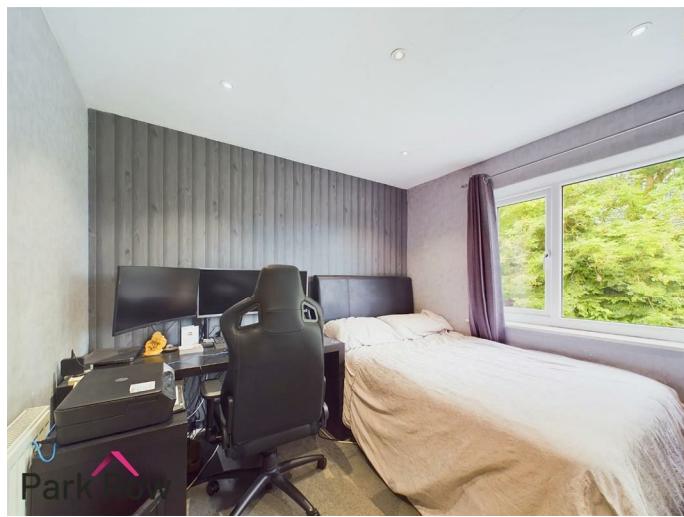


Double glazed window to the rear elevation, central heating radiator plus built in white wooden wardrobes.



BEDROOM THREE

9'4" x 9'0" (2.86 x 2.75)



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

BEDROOM FOUR

9'10" x 6'7" (3.02 x 2.02)



Double glazed window to the front elevation, central heating radiators plus a built in bedroom suite with wardrobes/bed plus a desk!

FAMILY BATHROOM



Obscure double glazed window to the rear elevation and includes a white suite comprising; tiled bath with chrome taps over, close coupled w/c, hand basin set within a white gloss unit with storage, corner shower enclosure with a mains shower, white towel radiator, fully tiled floor to ceiling with also spotlights to the ceiling.



EXTERIOR

FRONT



REAR



To the front of the property there is access to the driveway via a shared tarmac driveway, paved driveway with space for a couple of vehicles plus access into the garage, space for outdoor storage, porch over the entrance door with a paved patio, access to the rear garden via a paved pathway and a metal pedestrian gate, borders surrounding the lawn filled with mature plants, perimeter hedging to the front and left hand side and the rest is mainly laid to lawn.



Accessed via the pathway at the front of the property, the door in the hallway next to the utility plus the double doors in the dining room where you will step out onto; a paved area with space for seating, steps down to a curved paved area which links to a paved pathway which leads to a further paved area with space for seating, circle border filled with decorative bark plus a mature tree, to the bottom of the garden there is a summer house plus a greenhouse, a pond with a rocky border, borders surrounding the whole garden filled with gorgeous plants/trees and bushes, perimeter wooden fencing to all three sides and the rest is mainly lawn.







Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 4/5G

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.

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.



GARAGE

Accessed via the up and over door from the driveway or through the door in the utility and it includes; power, lighting and is a great space for storage!

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

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, Weds, 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

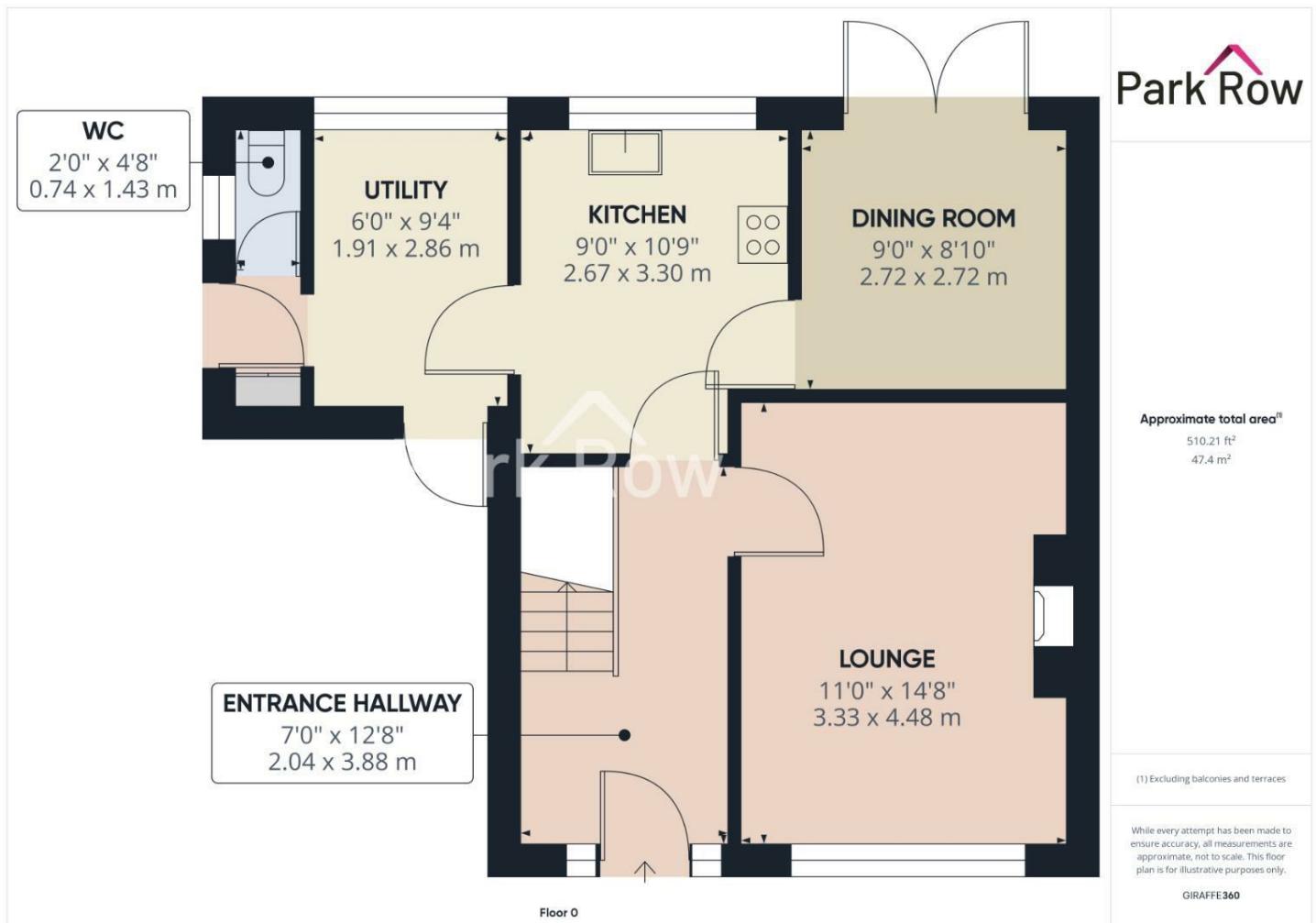
PONTEFRACT - 01977 791133

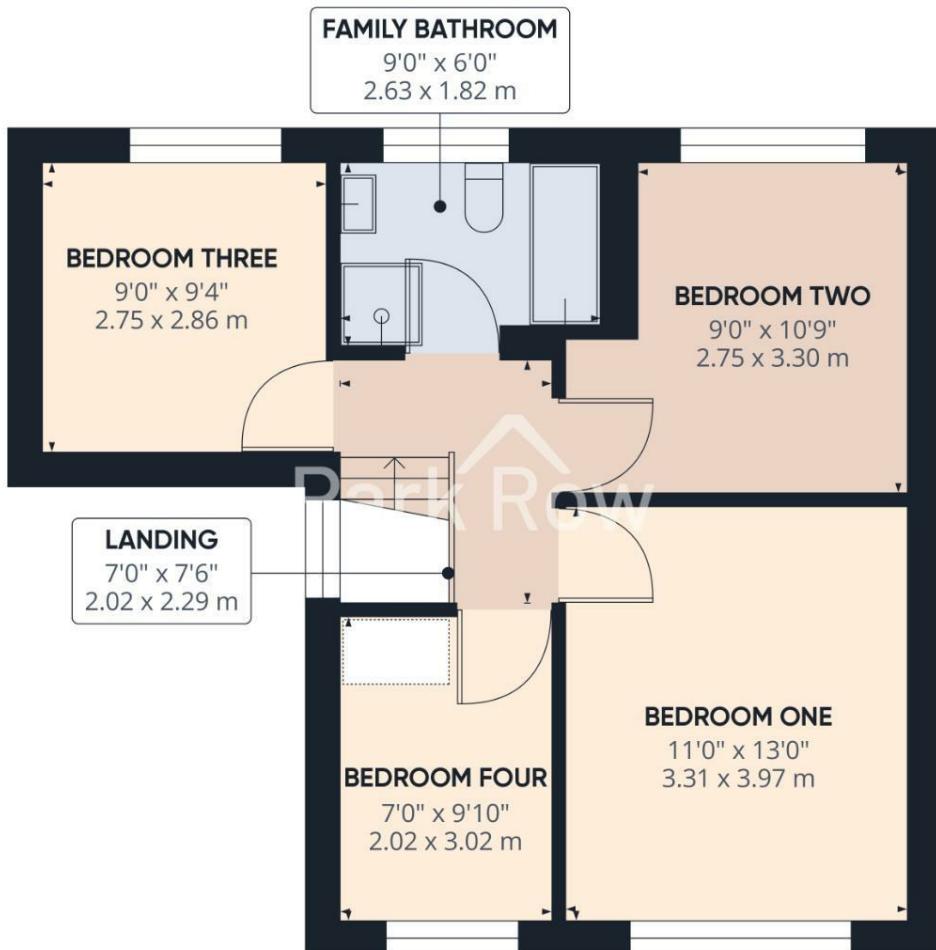
CASTLEFORD - 01977 558480

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.

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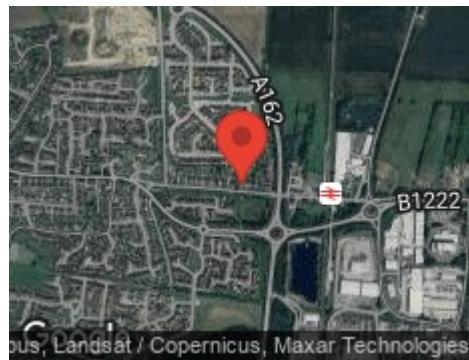
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Approximate total area⁽¹⁾
495.46 ft²
46.03 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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W www.parkrow.co.uk

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(92 plus)	A		
(91-91)	B	79	82
(90-89)	C		
(89-88)	D		
(88-87)	E		
(87-86)	F		
(86-85)	G		
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B	74	78
(90-89)	C		
(89-88)	D		
(88-87)	E		
(87-86)	F		
(86-85)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Target
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(91-91)	B	74	78
(90-89)	C		
(89-88)	D		
(88-87)	E		
(87-86)	F		
(86-85)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		