



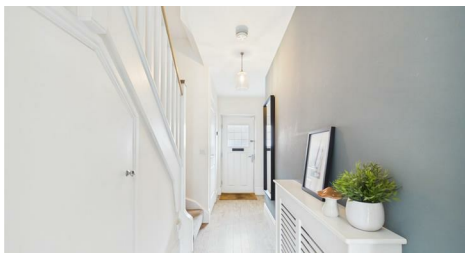
Bramley Walk, Sherburn In Elmet, Leeds, LS25 6FF

Offers In Excess Of £325,000



**** DETACHED HOME ** THREE BEDROOMS ** DOWNSTAIRS W/C ** EN-SUITE IN MASTER BEDROOM **
ENCLOSED REAR GARDEN ** DETACHED GARAGE ** DRIVEWAY PARKING ** IN SOUGHT AFTER VILLAGE OF
SHERBURN IN ELMET ****

**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 charming village of Sherburn in Elmet, this delightful detached home on Bramley Walk offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The ground floor features a welcoming reception room, perfect for relaxing or entertaining guests. Additionally, a convenient downstairs w/c enhances the practicality of the home. The enclosed rear garden provides a private outdoor space, ideal for enjoying sunny days or hosting gatherings.

For those with vehicles, the property boasts a garage and driveway parking, ensuring that you have ample space for your cars. Located in a sought-after village, residents can enjoy a friendly community atmosphere while still being within easy reach of local amenities and transport links.

This home is a wonderful opportunity for anyone looking to settle in a peaceful yet vibrant area. Don't miss your chance to make this lovely property your own.

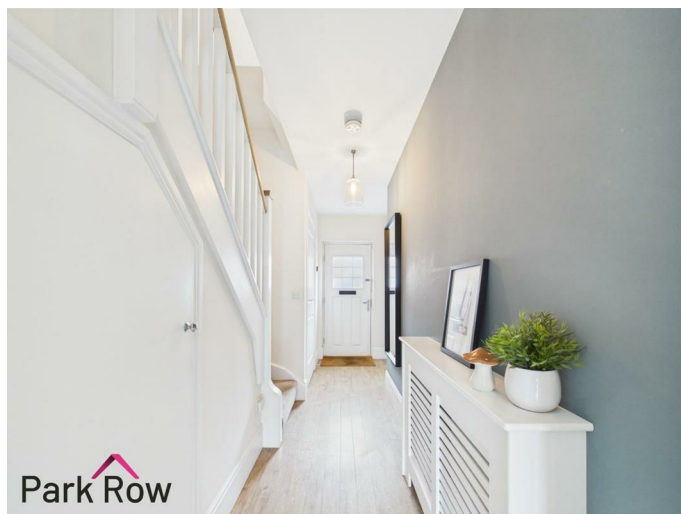
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green wooden door with a double glazed obscure window within which leads into;

HALLWAY

14'6" x 3'3" (4.44 x 1.01)



Central heating radiator, staircase to the first floor accommodation, under stairs cupboard with space for storage and internal doors which lead into;

LOUNGE

15'3" x 11'5" (4.66 x 3.48)



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

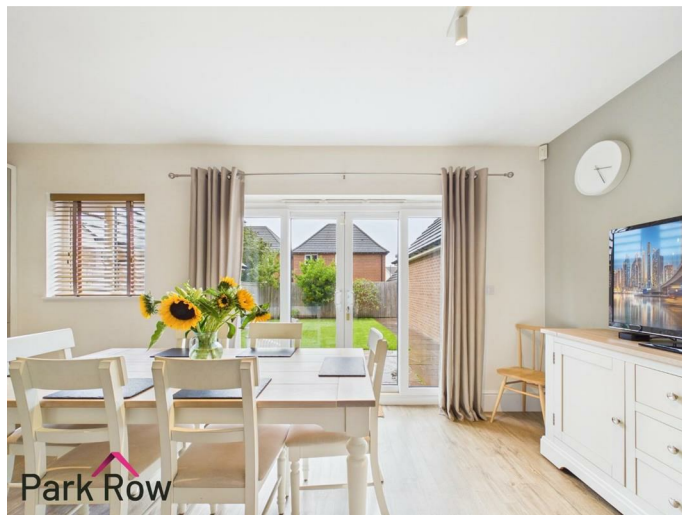


KITCHEN/DINING ROOM

12'2" x 18'6" (3.71 x 5.64)



Double glazed window to the rear elevation, vertical central heating radiator, sage green shaker style base and wall units, granite worktop, stainless steel one and a half sink basin with a chrome tap over, four ring gas hob with built in extractor fan over, integrated fridge/freezer, integrated microwave, integrated oven, cupboard with space and plumbing for a washing machine and tumble dryer and double glazed sliding doors with double glazed windows to either side which leads out to the rear garden.



W/C

5'6" x 3'1" (1.69 x 0.96)



Double glazed obscure window to the front elevation, central heating radiator, floating hand wash basin with tiled backsplash and a close-coupled w/c.

FIRST FLOOR ACCOMMODATION



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LANDING

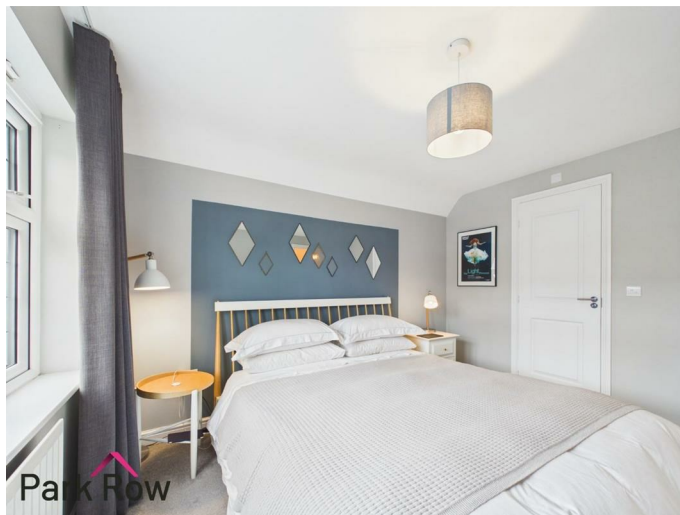
9'7" x 3'10" (2.94 x 1.17)



Double glazed window to the side elevation, central heating radiator, cupboard with space for storage, loft hatch access and internal doors which lead into;

BEDROOM ONE

12'0" x 11'3" (3.66 x 3.43)



Double glazed window to the front elevation, central heating radiator and a door which leads into;



EN-SUITE

4'1" x 8'3" (1.27 x 2.52)



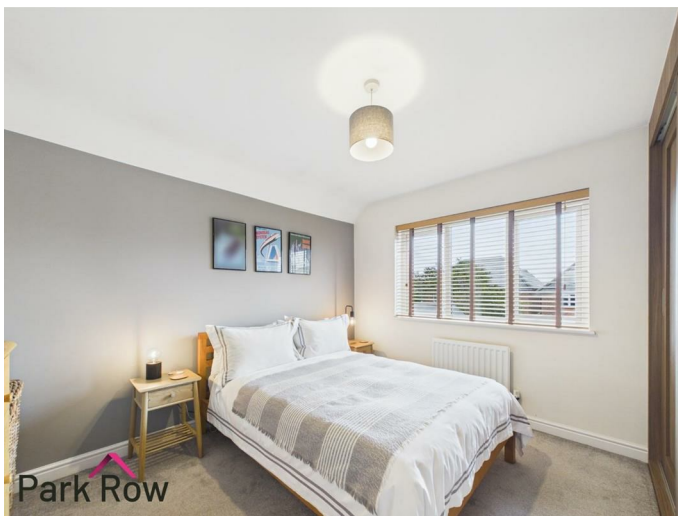
Double glazed obscure window to the side elevation, vanity hand basin, close-coupled w/c, heated chrome towel rack and a fully tiled mains shower with a glass shower screen.



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BEDROOM TWO
11'4" x 9'2" (3.47 x 2.81)



Double glazed window to the rear elevation, central heating radiator and a built-in wardrobe with sliding wooden doors.



BEDROOM THREE
11'8" x 7'0" (3.58 x 2.15)

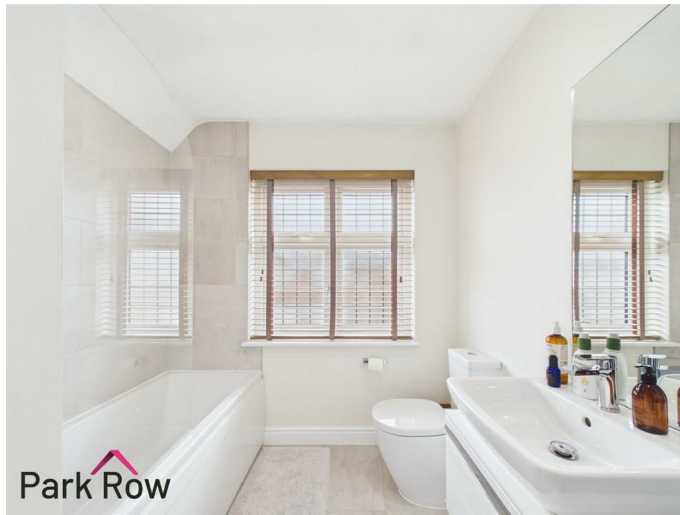


Double glazed window to the rear elevation and a central heating radiator.



BATHROOM

8'2" x 6'11" (2.49 x 2.13)



Double glazed obscure window to the front elevation, vanity hand basin, close-coupled w/c, heated chrome towel rack, bath with a fully tiled mains shower over, glass shower screen and a cupboard with space for storage.

EXTERIOR

FRONT



A paved pathway leading up to the front door with a grass and wood chip boarder, shrubs, tarmac driveway, with space for parking of two vehicles and an EV charger, which leads down to the garage and a wooden gate which leads into;



REAR

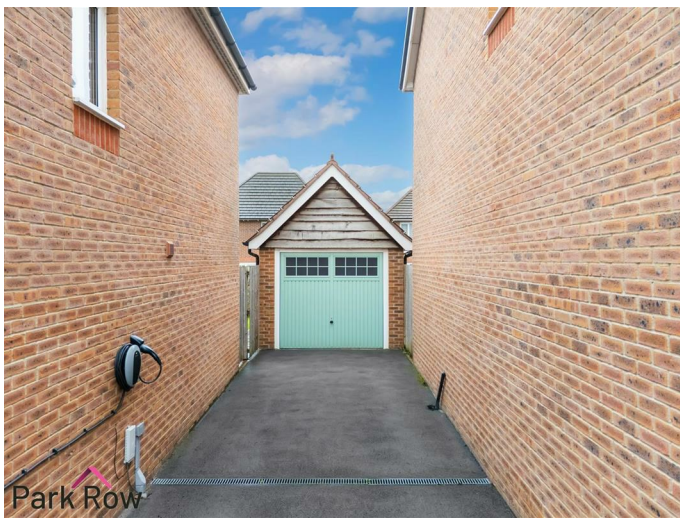


Accessed via the sliding doors in the kitchen/dining room and via the wooden gate from the driveway, paved area with ample space for seating, paved pathway leading round the back of the garage and a grass area with a flower and shrub boarder.



GARAGE

18'7" x 9'10" (5.68 x 3.02)



Green up-and-over door with double glazed obscure windows to the front elevation, space for parking and storage with lighting.

AERIAL PHOTO



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.

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.

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.

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.



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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.

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.

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

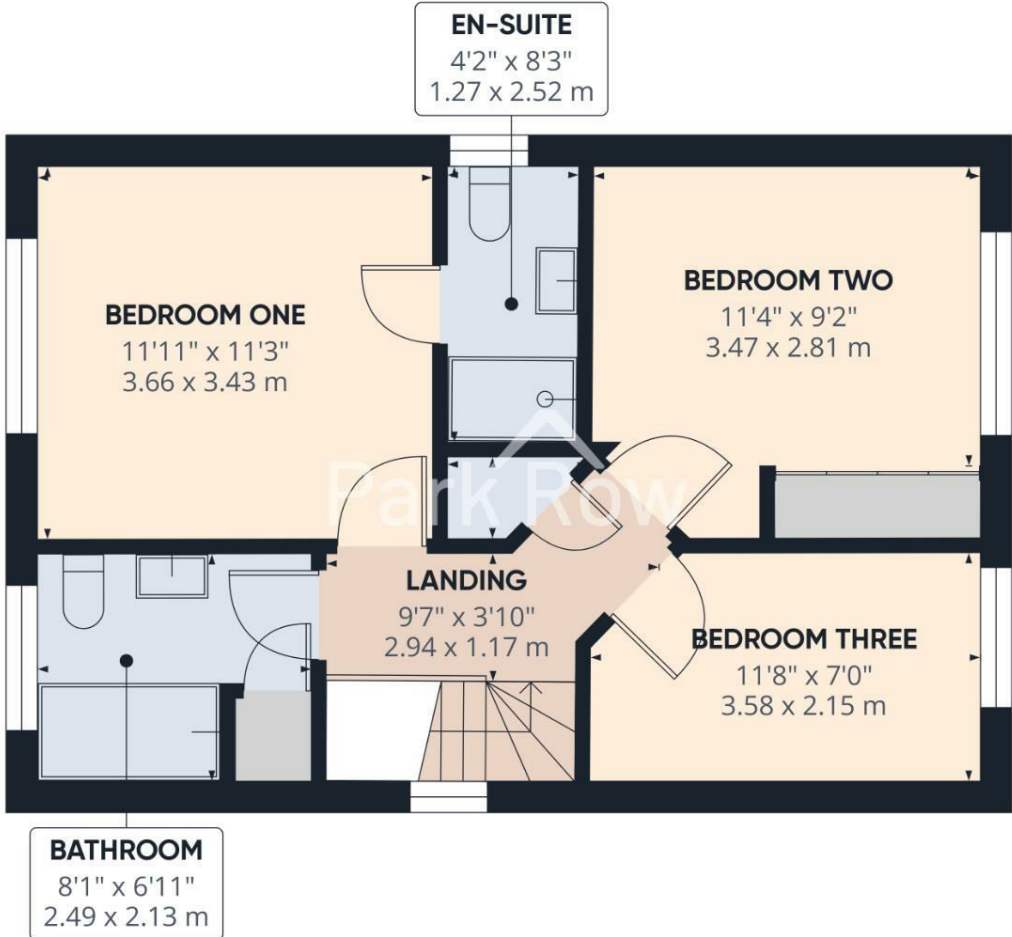
PONTEFRACT & CASTLEFORD - 01977 791133



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Floor 1 Building 1

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

GARAGE

18'7" x 9'10"
5.68 x 3.02 m

Approximate total area⁽¹⁾
184 ft²
17.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
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GIRAFFE360

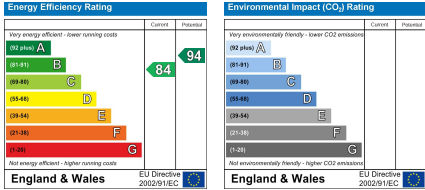


Floor 0 Building 2



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