Park Row

The proactive estate agent



Pinfold Avenue, Sherburn In Elmet, Leeds, LS25 6LA

Offers In Excess Of £210,000

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SEMI-DETACHED BUNGALOWTWO BEDROOMS**OFF STREET PARKING**ESTABLISHED FRONT AND REAR GARDENS**NO ONWARD CHAIN**WELL-PRESENTED**

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 on Pinfold Avenue in the charming town of Sherburn In Elmet, this delightful semi-detached bungalow offers a perfect opportunity for those looking to downsize. With a well-thought-out layout spanning 524 square feet, the property features two comfortable bedrooms, a welcoming reception room, and a well-appointed bathroom, making it an ideal home for individuals or couples seeking a peaceful retreat.

The bungalow is surrounded by well-established front and rear gardens, providing a lovely outdoor space to enjoy the fresh air and sunshine. The property also boasts off-street parking for two vehicles, ensuring convenience for residents and guests alike.

Sherburn In Elmet is a vibrant community that caters to all your needs, with a variety of local amenities including doctors, shops, dentists, and excellent transport links such as train stations and bus routes. This location offers the perfect blend of tranquillity and accessibility, making it an attractive choice for those wishing to enjoy a quieter lifestyle while remaining connected to the wider area.

Importantly, there is no onward chain, as the property is currently empty, allowing for a smooth and swift purchase process. This bungalow presents a wonderful opportunity to create a comfortable home in a friendly neighbourhood. Do not miss the chance to view this charming property and envision your new life in Sherburn In Elmet.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a green composite door with double glazed obscure windows within which leads into;

KITCHEN

8'1" x 12'1" (2.48 x 3.70)



Double glazed obscure window to the side elevation, double glazed window to the front elevation, wooden base and wall units, black laminate worktops, stainless steel drainer sink with chrome taps over, electric hob with built-in extractor fan over, fully tiled backsplash, integrated oven, space and electric for a free standing fridge/freezer and a double glazed panel door which leads into;



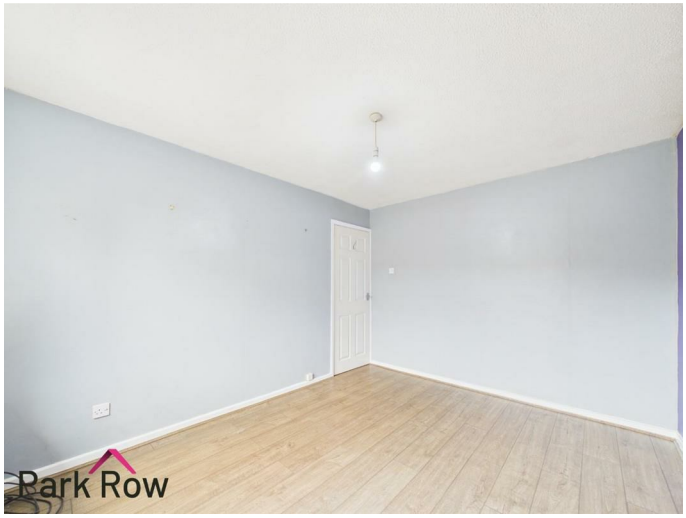
LOUNGE

9'8" x 17'1" (2.96 x 5.21)



Double glazed bay window to the front elevation, central heating radiator, electric fireplace and a double glazed panel door which leads into;





HALLWAY
2'7" x 6'0" (0.81 x 1.84)

Cupboard with space for storage and internal doors which lead into;

BEDROOM ONE
9'9" x 11'11" (2.98 x 3.64)



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

BEDROOM TWO
8'0" x 8'5" (2.46 x 2.58)



Central heating radiator and a double glazed door with a double glazed window to the right hand side which leads out to the rear garden.



SHOWER ROOM
5'1" x 8'2" (1.57 x 2.51)



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

EXTERIOR

FRONT



Brick driveway with space for parking of two vehicles, concrete tiled pathway across the front, grass area with a shrub perimeter, wooden fencing to both sides, metal gate, concrete tiled area with a decorative stone boarder which leads down to the front door and the rear garden.



REAR



Accessed via the side of the property and the door in bedroom two, concrete tiled area with space for seating, dwarf brick wall with an opening to a grass area, wooden shed with space for storage, wooden fancing to the left and right hand sides and a tree boarder to the rear.



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.

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
PONTEFRACT & CASTLEFORD - 01977 791133

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.

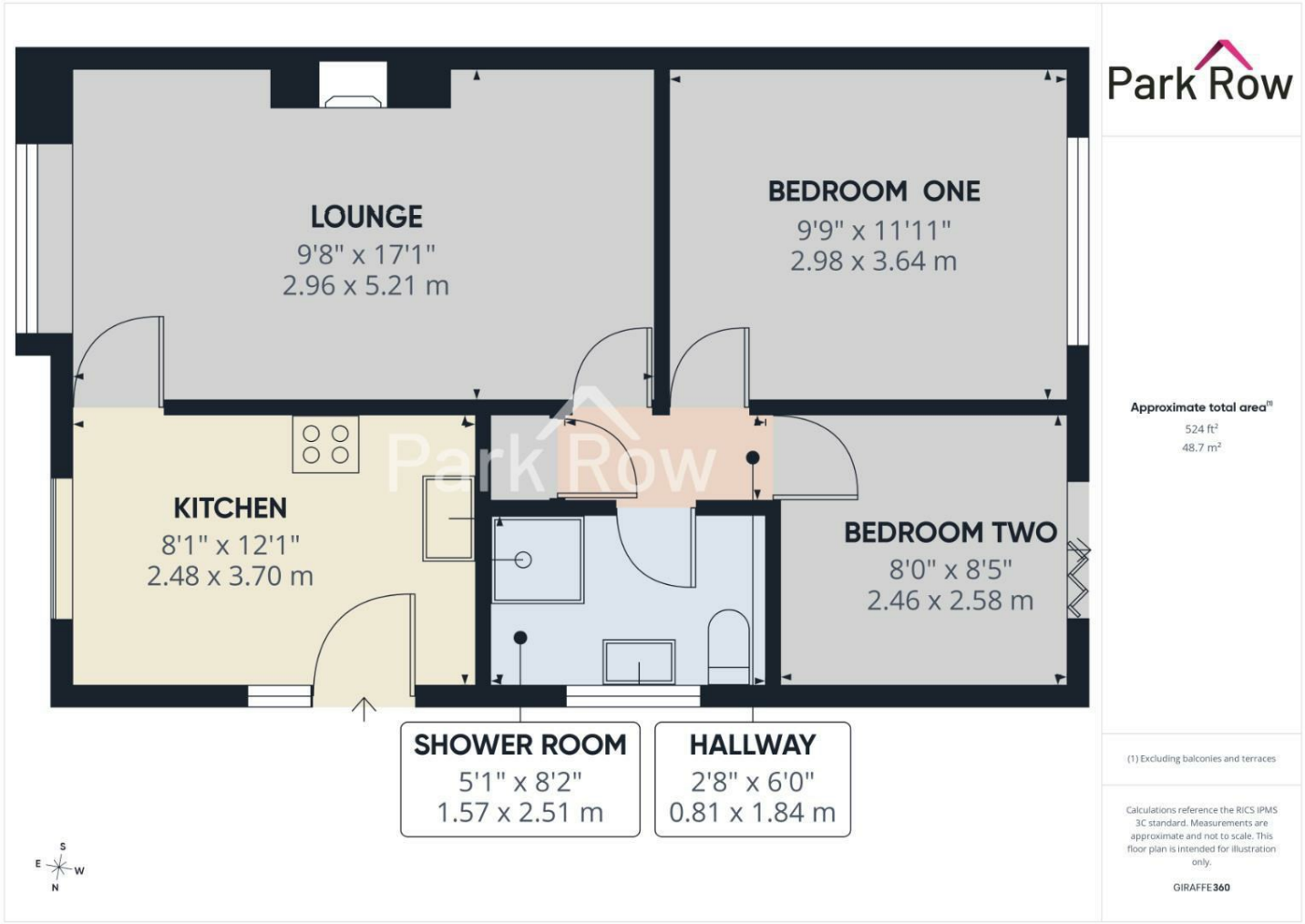
VIEWINGS

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.

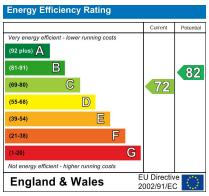


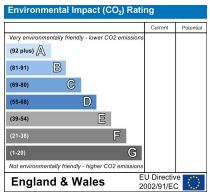






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FEDERATION OF INDEPENDENT AGENTS