Park Row

The proactive estate agent

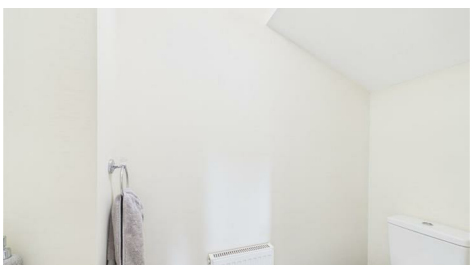
# Hengist Vale, Sherburn In Elmet, Leeds, LS25 6QF

## £210,000

2 1 1 B

** MID-TERRACE ** TWO BEDROOMS ** OFF STREET PARKING ** ENCLOSED REAR GARDEN ** DOWNSTAIRS W/C ** BEAUTIFULLY PRESENTED ** PERFECT FOR FIRST TIME BUYERS **

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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## INTRODUCTION

Nestled in the charming area of Hengist Vale, Sherburn In Elmet, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. Spanning 584 square feet, the property boasts a well-designed layout that maximises space and comfort.

Upon entering, you are welcomed into an open-plan kitchen, dining, and living area, which is perfect for both entertaining and everyday living. The double doors lead seamlessly to the rear garden, allowing for a lovely flow of natural light and easy access to outdoor space. This feature is ideal for those who enjoy al fresco dining or simply wish to relax in a private garden setting.

The property comprises two inviting bedrooms, providing ample space for rest and relaxation. Additionally, there is a modern bathroom located upstairs, along with a convenient downstairs w/c, enhancing the practicality of the home for both residents and guests.

Parking is a notable advantage, with space available for two vehicles at the front of the property, ensuring ease of access and convenience.

This terraced home is a perfect starter home for first-time buyers and offers a warm and welcoming atmosphere in a desirable location. With its thoughtful design and modern amenities, this property is sure to appeal to those looking to establish their roots in a friendly community.

## GROUND FLOOR ACCOMODATION

### ENTRANCE

Enter through a composite door with a double glazed glass panel within which leads into;

### ENTRANCE HALLWAY

10'10" x 6'2" (3.32 x 1.90)

Stairs which lead up to the first floor accommodation, a door which leads into under-stairs storage, a central heating radiator and internal doors which lead into;

### WC

2'11" x 6'7" (0.91 x 2.03)

Includes; a close coupled w/c, a pedestal hand basin with chrome taps over and tiled splashback plus a central heating radiator.

### KITCHEN/DINING/LIVING AREA

(14'5" x 7'1") + (8'6" x 13'6") ((4.41 x 2.17) + (2.60 x 4.14))

A double glazed window to the front elevation, white wooden wall and base units, square edge laminate worktop, stainless steel drainer sink with chrome taps over, built in oven, four ring hob with a built in extractor fan over, tiled splashback, space and plumbing for a washing machine, space for a freestanding fridge/freezer, a breakfast bar with space for seating, two central heating radiators and double glazed double doors which lead out to the rear garden.

## FIRST FLOOR ACCOMODATION

## LANDING
5'6" x 3'1" (1.68 x 0.94)

Loft access, a central heating radiator and internal doors which lead into;

## BEDROOM ONE
8'11" x 13'6" (2.73 x 4.13)

Two double glazed windows to the rear elevation and a central heating radiator.

## BEDROOM TWO
7'10" x 13'7" (2.40 x 4.15)

Two double glazed windows to the front elevation, a door which leads into a storage cupboard and a central heating radiator.

## BATHROOM
7'3" x 5'6" (2.21 x 1.70)

Includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over and tiled splashback, a panel bath with a mains shower over and a glass shower screen, fully tiled around the bath and a central heating radiator.

## EXTERIOR

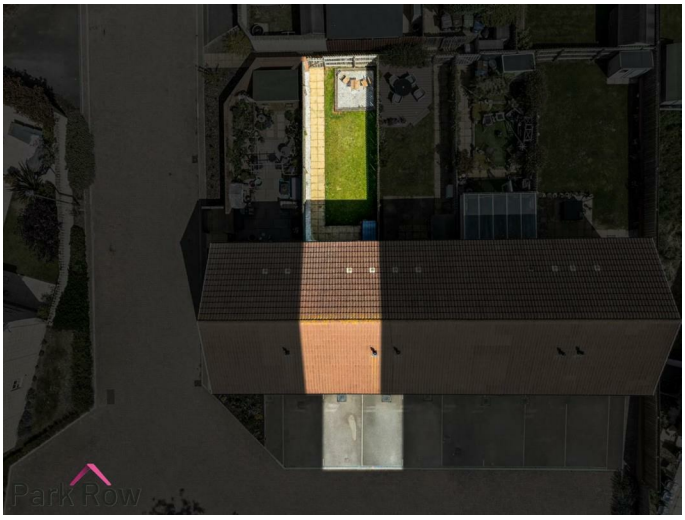
## FRONT

To the front of the property there is a tarmac driveway with space for parking and access into the property.

## REAR

Accessed via the gate at the rear of the property or through the double doors in the kitchen/dining/living room where you will step out onto; a paved area with space for seating, a paved pathway which leads to the gate at the rear, a decorative stones area with further space for outdoor seating, a border filled with decorative stones and the rest is mainly lawn.

## AERIAL PHOTO



## AGENTS NOTE

Please note the property is currently held under a shared ownership scheme, with the vendor owning a 40% share on a leasehold basis. The property is being marketed at 100% of the market value. Upon completion, the purchaser will simultaneously acquire the remaining 60% share, resulting in full ownership. At this point, the tenure will transfer from leasehold to freehold.

Management Fee Estimated Monthly Charge Per £14.48

## 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

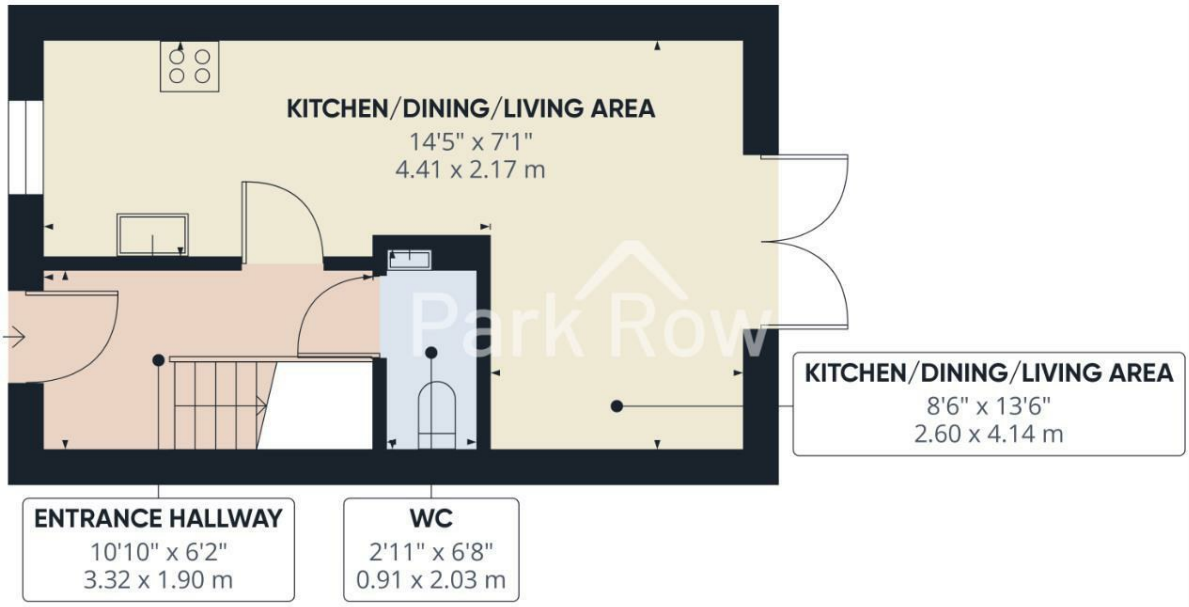
Tax Banding: B

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.

Park Row



Floor 0

**Approximate total area**[1]

309 ft²

28.7 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.

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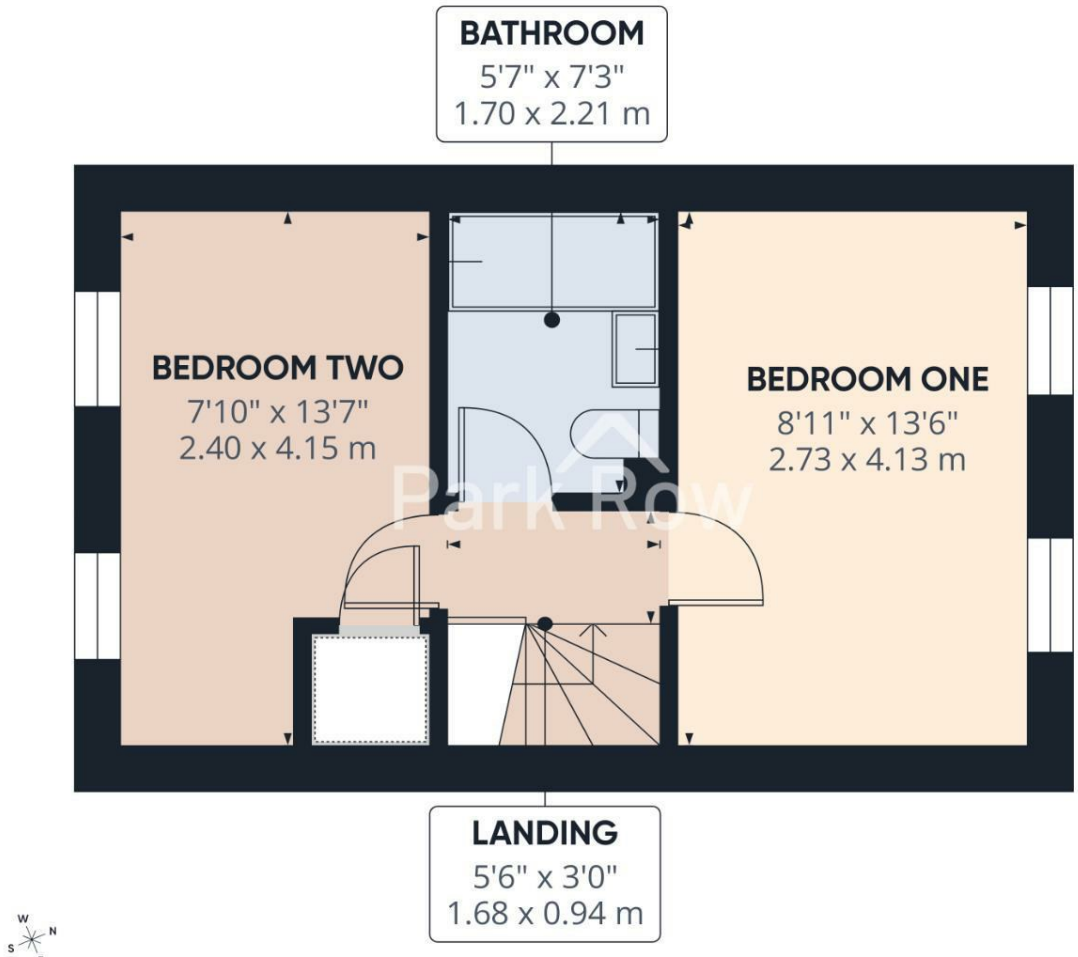


Floor 1

Park Row

**Approximate total area**(1)

275 ft²

25.5 m²

(1) Excluding balconies and terraces

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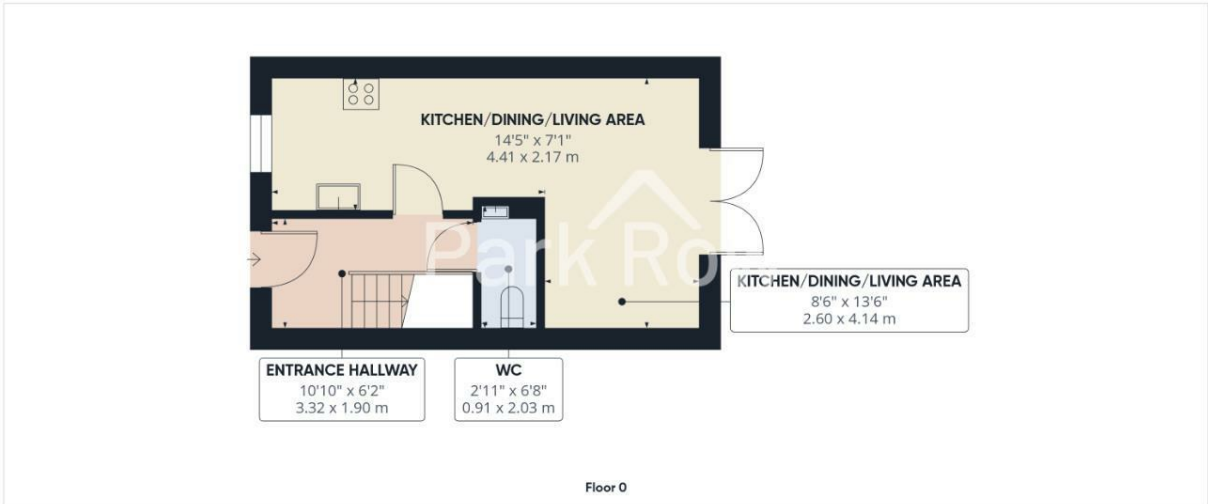


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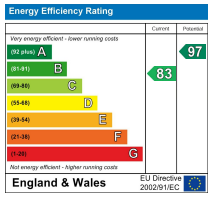


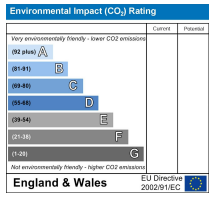


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