

Park Row

The proactive estate agent



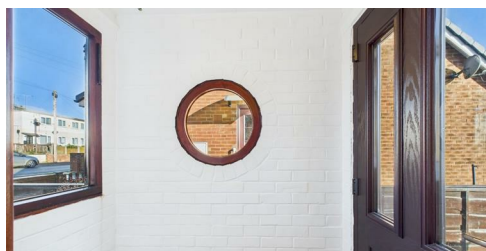
Springfield Road, Sherburn In Elmet, Leeds, LS25 6BT

Offers In Excess Of £210,000



****SEMI-DETACHED BUNGALOW**THREE BEDROOMS**GOOD-SIZED GARAGE**OPEN PLAN KITCHEN/DINING ROOM**OFF STREET PARKING**ENCLOSED ESTABLISHED REAR GARDEN****

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 on Springfield Road in the charming village of Sherburn In Elmet, this delightful semi-detached bungalow offers a perfect blend of comfort and practicality. Spanning an impressive 1,011 square feet, this property is ideal for those looking to downsize without compromising on space or style.

Built in 1970, the bungalow features a welcoming open-plan kitchen and dining area, seamlessly flowing into a spacious lounge, creating an inviting atmosphere for both relaxation and entertaining. The well-proportioned hallway leads to three comfortable bedrooms, providing ample room for family or guests. The bathroom is conveniently located, ensuring ease of access for all.

Outside, the property boasts an enclosed rear garden, perfect for enjoying the outdoors in privacy. The front garden is equally appealing, adorned with established bushes and shrubs that enhance the property's curb appeal. For those with vehicles, there is parking available for a couple of cars, along with a generously sized garage equipped with power and lighting, offering a fantastic space for storage or hobbies.

This bungalow is not just a home; it is a sanctuary that combines convenience with a tranquil setting. With its proximity to local amenities and the picturesque surroundings of Sherburn In Elmet, this property is a wonderful opportunity for anyone seeking a peaceful lifestyle in a welcoming community. Don't miss the chance to make this charming bungalow your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a wood-effect uPVC door with double glazed panels within which leads into;

PORCH
5'3" x 3'5"



A glazed window to the front elevation, a circular glazed window to the side elevation, tiled flooring and a wooden external door with obscure glazed panels within which leads into;

OPEN PLAN KITCHEN/DINING ROOM
20'9" x 8'9"



A double glazed window to the rear and side elevations, wooden wall and base units surrounding the kitchen area, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, for ring gas hob with a built in extractor fan over, built in oven, tiled splashback, space for a dining table and chairs, a central heating radiator, a door which leads into a storage cupboard and a further internal door which leads into;





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HALLWAY
15'9" x 3'1"



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A double glazed window to the front elevation, stairs which lead up to the first floor accommodation, a central heating radiator and an internal door which leads into;

LOUNGE
11'11" x 12'4"



Double glazed sliding doors which lead out to the rear elevation, a central heating radiator and a fire set within a stone fireplace with built in stone shelving either side.



BEDROOM ONE
12'4" x 8'10"



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



FIRST FLOOR ACCOMMODATION

LANDING
12'3" x 2'10"

A double glazed window to the side elevation, a central heating radiator, loft access and internal doors which lead into;



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BEDROOM TWO
11'11" x 8'10"

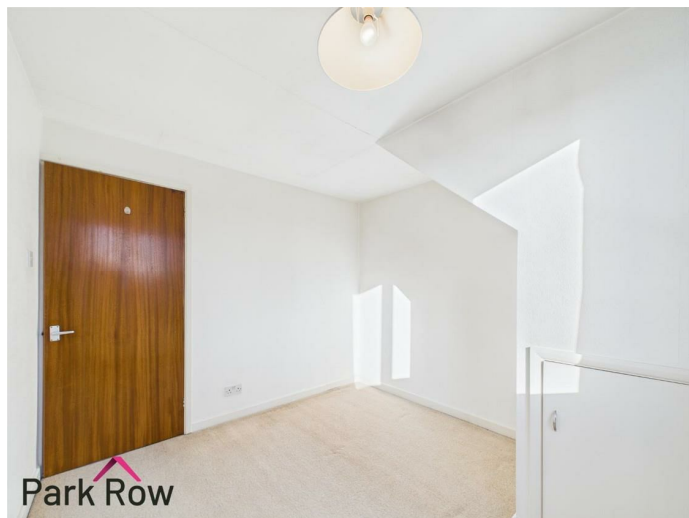


A double glazed window to the front elevation and a central heating radiator.

BEDROOM THREE
9'10" x 8'10"



A double glazed window to the rear elevation and a cupboard door which leads into storage space.



FAMILY BATHROOM
8'11" x 7'11"



An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with taps over, an internal door which leads into storage space, a fully tiled walk in electric shower, a central heating radiator and half-tiled to all walls.



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EXTERIOR
FRONT



To the front of the property there is a block paved driveway with space for parking, access into the garage, brick pillar open fencing, an area filled with established shrubs and bushes plus a paved pathway which leads to;



SIDE

A paved pathway which leads to the rear garden, wooden fencing to the left hand side and access into the property via the porch.

REAR



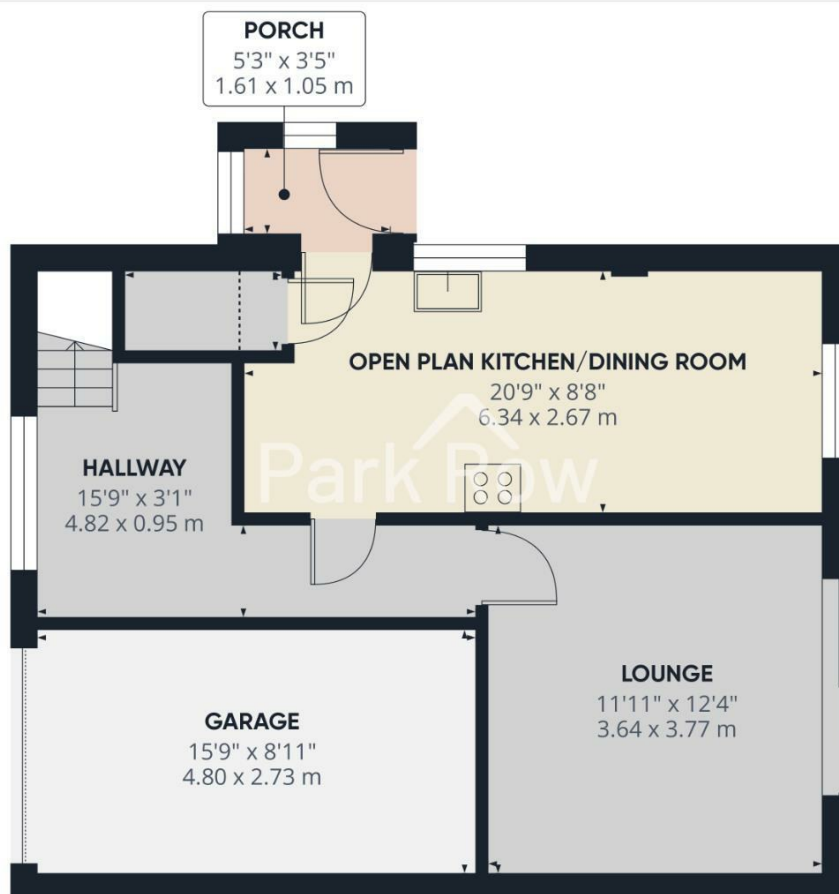
Accessed via the pathway from the front of the property, the pedestrian gate at the rear or through the sliding door in the lounge where you will step out onto; a paved pathway, borders surrounding filled with established shrubs and bushes, a square area to the centre filled with further established shrubbery, perimeter hedging to the rear, perimeter fencing to both sides and the rest is mainly lawn.



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Floor 0

Park Row

Approximate total area⁽¹⁾

605 ft²
56.2 m²

Reduced headroom

12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

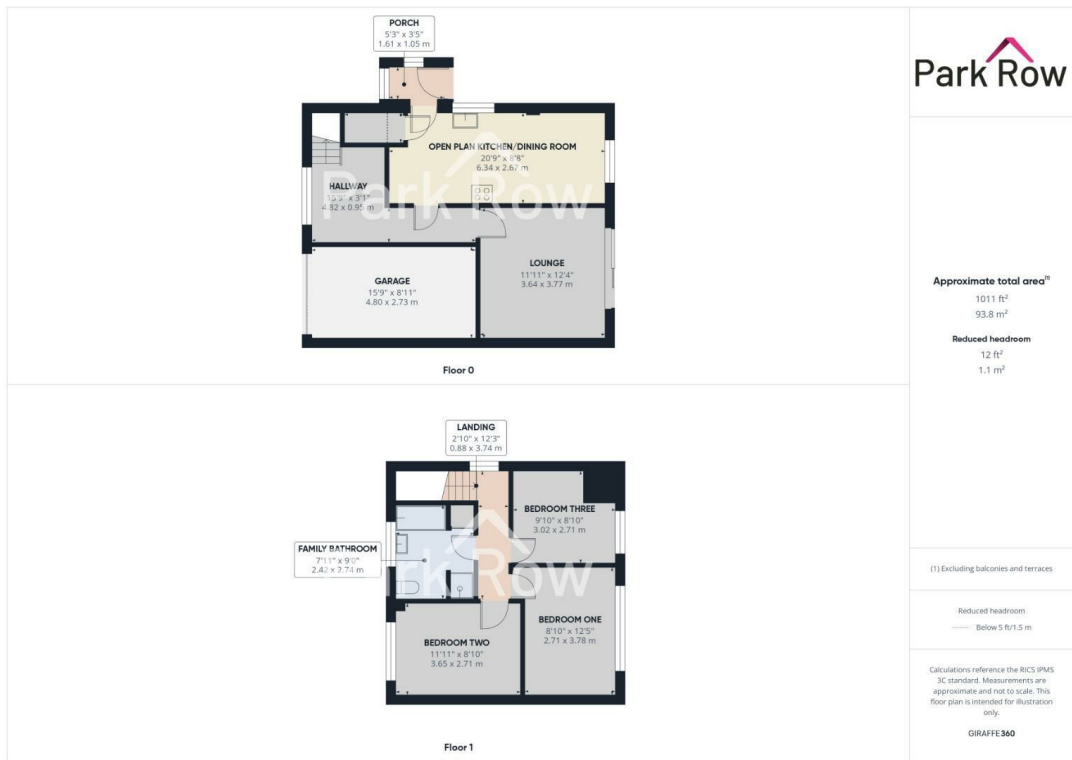
GIRAFFE 360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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