

Park Row

The proactive estate agent



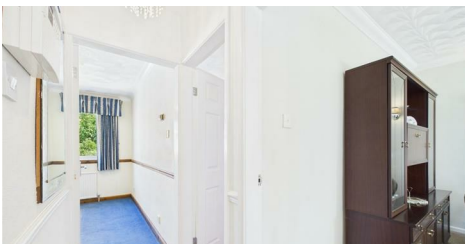
Wolsey Croft, Sherburn In Elmet, Leeds, LS25 6DP

Offers In Excess Of £210,000



****SEMI DETACHED BUNGALOW**TWO BEDROOMS**GOOD SIZED ENCLOSED REAR GARDEN**GARAGE**OFF ROAD PARKING**NO ONWARD CHAIN****

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!



FEDERATION
OF INDEPENDENT
AGENTS

INTRODUCTION

Nestled in the charming village of Sherburn in Elmet, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first-time buyers seeking a tranquil retreat. The inviting reception room provides a warm and welcoming space for relaxation and entertaining.

The bungalow boasts an enclosed rear garden, perfect for enjoying the outdoors in privacy, whether it be for gardening or simply unwinding after a long day. Additionally, the property features a garage that offers ample space for parking and storage, ensuring that all your needs are met.

Situated in the village of Sherburn in Elmet, residents can enjoy a peaceful lifestyle while still being within easy reach of local amenities and transport links. This property presents an excellent opportunity for those looking to establish their first home in a friendly community.

With off-road parking included, this bungalow is not only practical but also a wonderful place to call home. Don't miss the chance to view this charming property that perfectly encapsulates the essence of comfortable living in a desirable location.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with a double glazed obscure window within which leads into;

KITCHEN

8'7" x 12'5" (2.63 x 3.81)

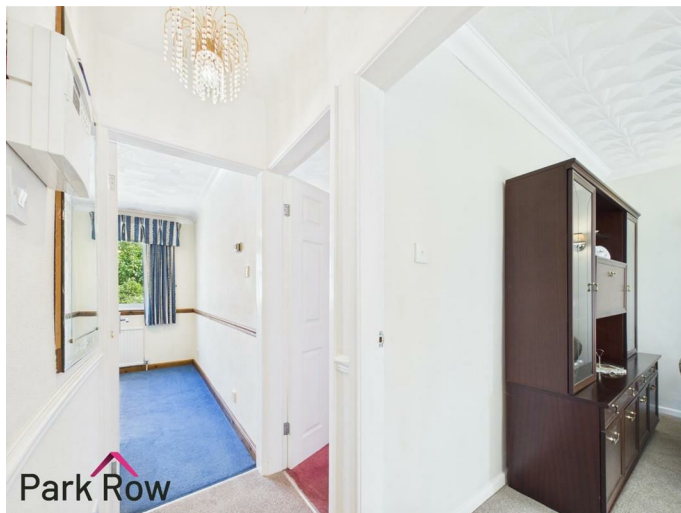


Double glazed window to the side elevation, double glazed window to the front elevation, central heating radiator, wooden wall and base units, laminate worktop, one and a half drainer sink with taps over, four ring gas hob with extractor fan over, space for an oven, space and plumbing for a free standing washing machine, space and electrics for a free standing fridge/freezer, a central heating radiator and a door which leads into;



HALLWAY

2'7" x 6'5" (0.81 x 1.96)



Loft hatch access and internal doors which lead into;

LOUNGE

10'11" x 17'7" (3.34 x 5.38)



Double glazed window to the front elevation, two central heating radiators and a fireplace with a marble hearth and a wooden surround.

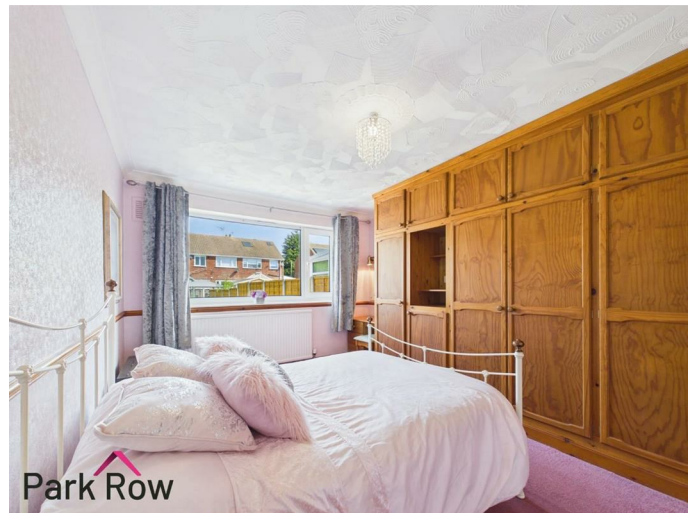


BEDROOM ONE

8'11" x 14'3" (2.72 x 4.35)



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



BEDROOM TWO

8'9" x 0'1" (2.67 x 0.03)



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



BATHROOM

5'4" x 6'3" (1.65 x 1.91)



Double glazed obscure window to the side elevation and includes; hand basin with chrome taps over set within a white wooden unit with space for storage, close-coupled w/c, heated chrome towel rack and a fully tiled mains shower with a glass shower screen.

EXTERIOR

FRONT



To the front of the property there is black metal vehicle gates, a concrete driveway with space for parking that leads down to the rear garden and the garage, borders filled with mature bushes and shrubs, a perimeter brick wall to the front, perimeter wooden fencing to both sides, access into the property via the side and the rest is mainly lawn.

REAR



Accessed via the driveway from the front of the property where you will step out onto; a concrete patio area with space for seating, a concrete pathway which leads down to the bottom of the garden, borders filled with mature bushes and trees, perimeter wooden fencing to all three sides and the rest is mainly lawn.



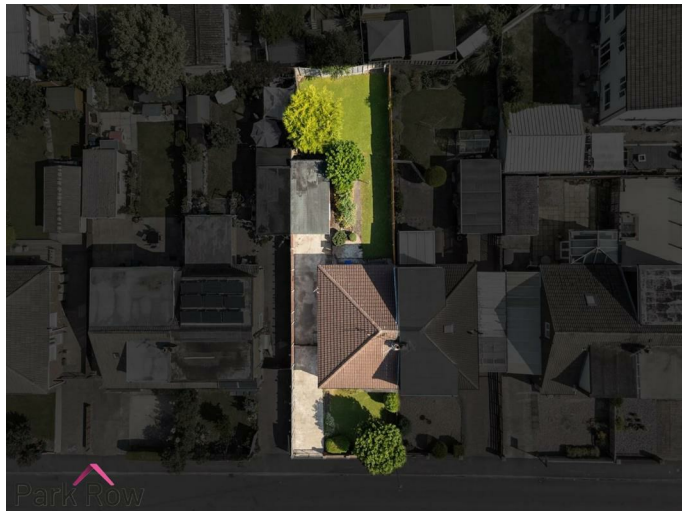
GARAGE

10'4" x 20'0" (3.15 x 6.11)



Accessed via the white up-and-over door and includes; windows to the side elevation and space for storage.

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
PONTEFRAC & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

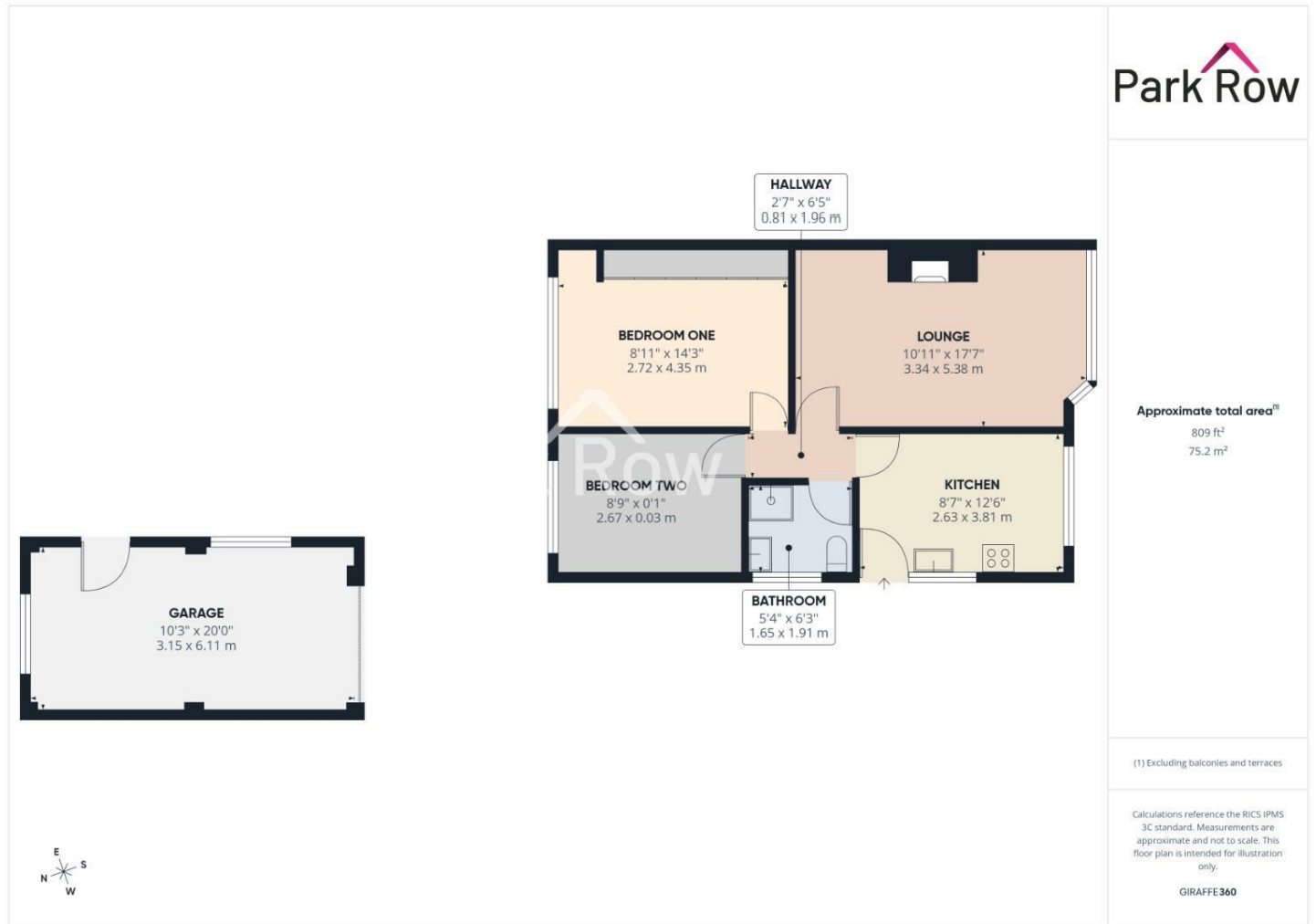
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.



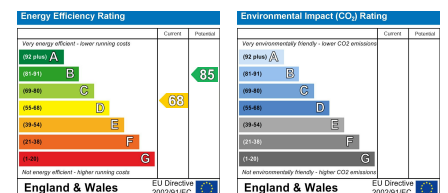
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