Park Row

The proactive estate agent

Moorland Road, Sherburn In Elmet, Leeds, LS25 6PN

Offers In Excess Of £140,000

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FIRST FLOOR FLATTWO BEDROOMS**EN SUITE**OFF STREET PARKING**MODERN KITCHEN**MODERN BATHROOM**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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FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled on Moorland Road in the charming village of Sherburn In Elmet, this delightful flat offers a perfect blend of comfort and style, making it an ideal choice for first-time buyers. The property is well presented throughout, showcasing a cozy atmosphere that invites you to make it your own.

Upon entering, you will find a welcoming reception room that serves as a lovely space for relaxation or entertaining guests. The flat boasts two well-proportioned bedrooms, providing ample space for rest and privacy. Additionally, there are two bathrooms, ensuring convenience for both residents and visitors alike.

The location in Sherburn In Elmet is particularly appealing, offering a peaceful village setting while still being within easy reach of Leeds and its vibrant amenities. This property is not just a home; it is a wonderful opportunity for those looking to step onto the property ladder in a friendly community.

With its attractive features and prime location, this flat is a must-see for anyone seeking a comfortable and stylish living space. Don't miss the chance to view this charming property and envision your future in this lovely home.

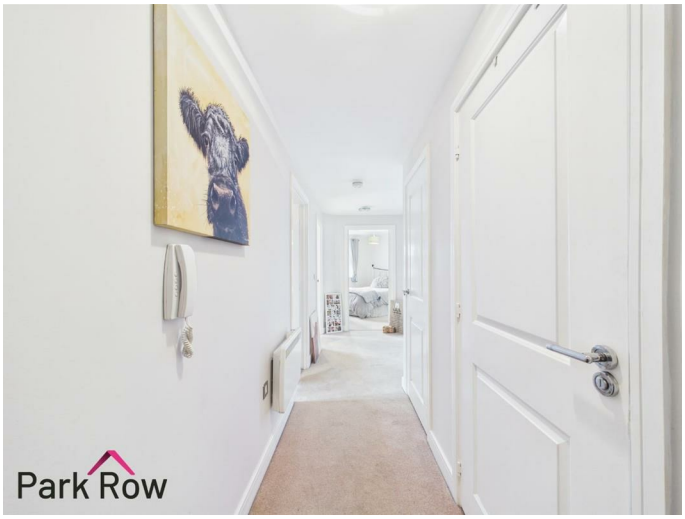
GROUND FLOOR ACCOMODATION

ENTRANCE

Enter through a white wooden door which leads into;

ENTRANCE HALLWAY

19'0" x 5'0" (5.80 x 1.54)



An electric radiator, two internal doors which lead into storage cupboards and further internal doors that lead into;

LOUNGE

13'7" x 12'8" (4.16 x 3.87)

Double glazed uPVC doors to the rear elevation opening to a Juliette balcony, an electric radiator and a decorative fireplace.

KITCHEN/DINING ROOM

13'10" x 10'2" (4.24 x 3.12)

Double glazed uPVC doors to the rear elevation which open up to a Juliette balcony, white matt wall and base units, one and a half drainer sink with chrome taps over, four ring electric hob with built in extractor fan over and an electric oven below, integral fridge/freezer and an electric radiator.

BEDROOM ONE
13'8" x 9'8" (4.17 x 2.97)

Double glazed window to the front elevation, built in wooden wardrobes, an electric radiator and a door which leads into;

EN SUITE
5'10" x 4'3" (1.79 x 1.31)

An obscure double glazed window to the rear elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a towel radiator and a fully tiled walk in mains shower.

BEDROOM TWO
9'7" x 8'9" (2.94 x 2.68)

Two double glazed windows to the rear elevation and an electric radiator.

BATHROOM
7'1" x 5'9" (2.18 x 1.77)

A double glazed window to the front elevation and a white suite comprising of; a pedestal hand basin with chrome taps over, a panel bath with a mains mixer shower over and a glass panel shower screen, a towel radiator and fully tiled around the bath.

FRONT

To the front of the property there is access via a secure door to the front door of the property.

PARKING

The parking is located under a brick built shelter to the front of the building.

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: Electric
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: Leasehold
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.

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.

T 01977 681122
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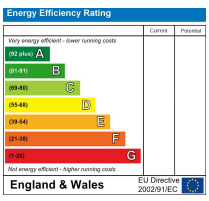

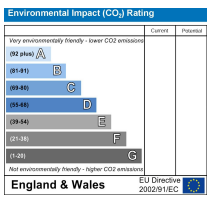

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