

Park Row



Meadow Brown Road, Sherburn in Elmet, Leeds, LS25 6GY

Offers In Excess Of £280,000



****SEMI-DETACHED HOME**THREE BEDROOMS**OFF STREET PARKING**FRONT AND REAR GARDENS**EN-SUITE**DOWNSTAIRS W/C**PERFECT FOR FIRST TIME BUYERS****

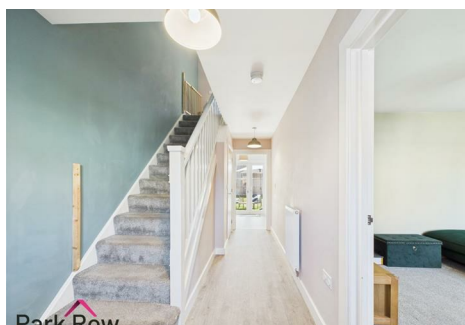
Nestled in the charming area of Sherburn in Elmet, Leeds, this beautifully presented semi-detached house on Meadow Brown Road is an ideal choice for first-time buyers seeking a comfortable and modern home. The property boasts three well-proportioned bedrooms, including a delightful en-suite bathroom attached to the master bedroom, ensuring privacy and convenience.

Upon entering, you will find a welcoming lounge plus an open-plan kitchen and dining area. This space is perfect for entertaining, featuring double doors that open out to the rear garden, allowing for a delightful indoor-outdoor living experience. The kitchen is designed with functionality in mind, making it a joy to prepare meals and host gatherings.

The property also includes a downstairs w/c, adding to the practicality of the layout. Outside, you will appreciate the off-street parking available for two vehicles, a valuable asset in today's busy world. The front and rear gardens provide a lovely outdoor space for relaxation, gardening, or play, making it a perfect setting for families or those who enjoy spending time outdoors.

This semi-detached home is not only well-equipped but also situated in a friendly neighbourhood, offering a sense of community while being conveniently located for local amenities and transport links. With its modern features and inviting atmosphere, this property is a wonderful opportunity for anyone looking to establish their first home in a desirable location.

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!



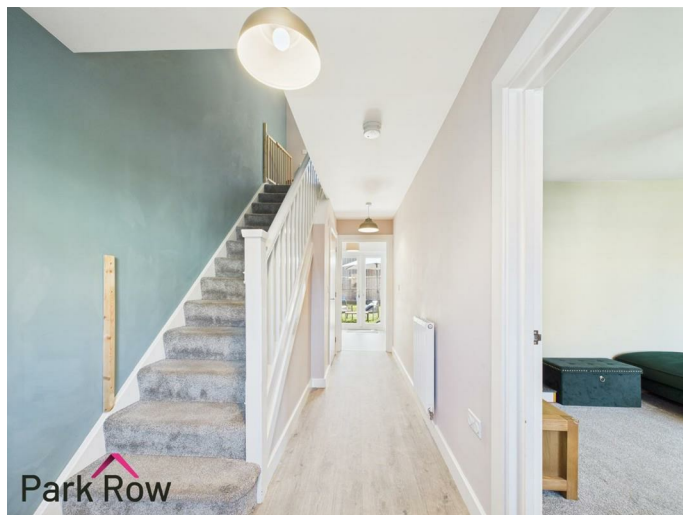
GROUND FLOOR ACCOMMODATION

ENTRANCE

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

ENTRANCE HALLWAY

16'11" x 6'9" (5.16 x 2.06)



Stairs which lead up to the first floor accommodation, a central heating radiator and internal doors which lead into;

DOWNSTAIRS W/C



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

LOUNGE

12'10" x 12'3" (3.92 x 3.75)



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



KITCHEN/DINING ROOM

19'4" x 12'9" (5.90 x 3.90)



A double glazed window to the rear elevation, white gloss wall and base units surrounding, wooden effect roll-edge laminate worktop, integral fridge/freezer, integral washing machine, integral dishwasher, one and a half stainless steel sink with chrome taps over, built in oven, four ring gas hob with a built in extractor fan over plus stainless steel splashback behind, a central heating radiator and double glazed double doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

8'5" x 7'9" (2.57 x 2.37)



Loft access and internal doors which lead into;

BEDROOM ONE

11'10" x 10'10" (3.63 x 3.32)



A double glazed window to the front elevation, a central heating radiator and a door which leads into;



EN-SUITE

7'4" x 3'2" (2.25 x 0.98)



A double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a fully tiled rectangular shower enclosure with a mains shower and a glass sliding shower screen, a chrome towel radiator and is half tiled to the remaining walls.

BEDROOM TWO

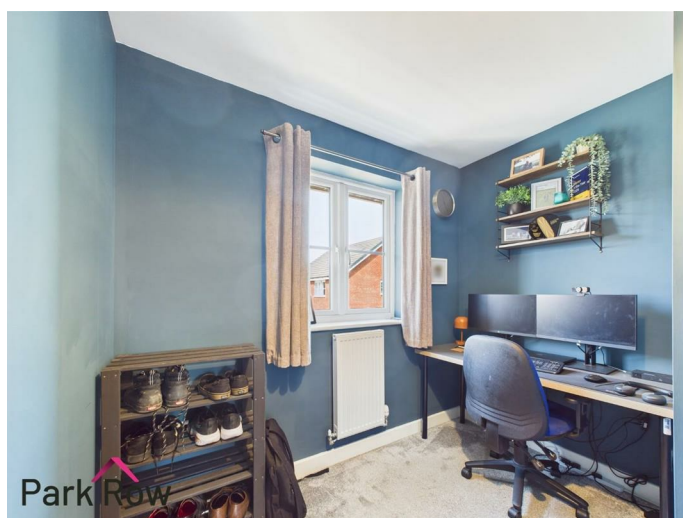
10'8" x 9'10" (3.27 x 3.01)



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

BEDROOM THREE

10'7" x 4'11" (3.24 x 1.52)



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

FAMILY BATHROOM

8'1" x 5'6" (2.48 x 1.69)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with an electric shower above and an adjustable shower screen, a chrome heated towel rail, fully tiled around the bath and half tiled to the remaining walls.



EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the entrance door, a storm porch over the entrance door, hedging to the front, borders filled with decorative stones, a tarmac driveway with space for parking, a wooden pedestrian gate which leads into the rear garden and the rest is mainly lawn.

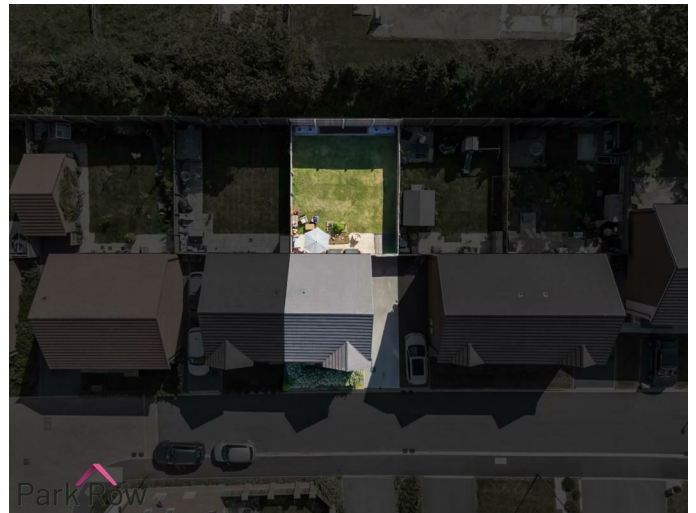


REAR



Accessed via the gate at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating and outdoor storage, a raised border filled with decorative stones and space for shrubs, perimeter wooden fencing to all three sides and the rest is mainly lawn.





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

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.







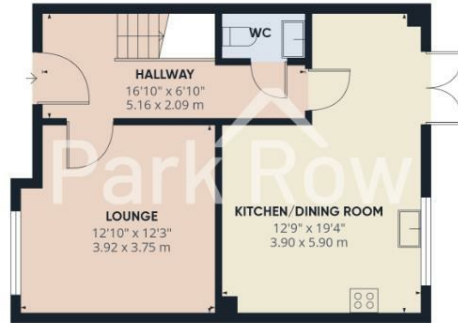
Park Row

Approximate total area⁽¹⁾
439 ft²
40.8 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.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area²¹
915 ft²
85 m²

(1) Excluding balconies and terraces

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