Park Row

The proactive estate agent

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

£160,000

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SEMI-DETACHED AIREY HOMECASH BUYERS ONLY**THREE BEDROOMS**SUNROOM**OUTBUILDING**GREAT FOR INVESTORS**ENCLOSED REAR GARDEN**OFF STREET PARKING**

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 the charming Springfield Road in the desirable village of Sherburn In Elmet, this semi-detached Airey house presents an excellent opportunity for cash buyers. Spanning an impressive 1,019 square feet, the property boasts three well-proportioned bedrooms, making it ideal for those seeking space and comfort.

Upon entering, you will find an inviting reception room that offers a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The sunroom adds a delightful touch, providing a bright and airy space to enjoy the garden views throughout the seasons. The property also features a practical outbuilding, which can serve various purposes, from a home office to additional storage.

The rear garden is a true highlight, complete with a tranquil pond that enhances the outdoor experience. This serene space is perfect for family gatherings or simply unwinding after a long day. Additionally, the property includes parking for one vehicle, ensuring convenience for residents.

Situated in the sought-after area of Sherburn In Elmet, this home is well-connected to local amenities, schools, and transport links, making it an ideal choice for those looking to settle in a friendly community. With its blend of comfort, charm, and practicality, this semi-detached house is a wonderful opportunity not to be missed.

AGENTS NOTE

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a uPVC door with decorative glass inserts within which leads into;

ENTRANCE HALLWAY

6'9" x 13'3" (2.07 x 4.05)

Double glazed window to the side elevation, central heating radiator, stairs which lead up to first floor accommodation and internal doors which lead into;

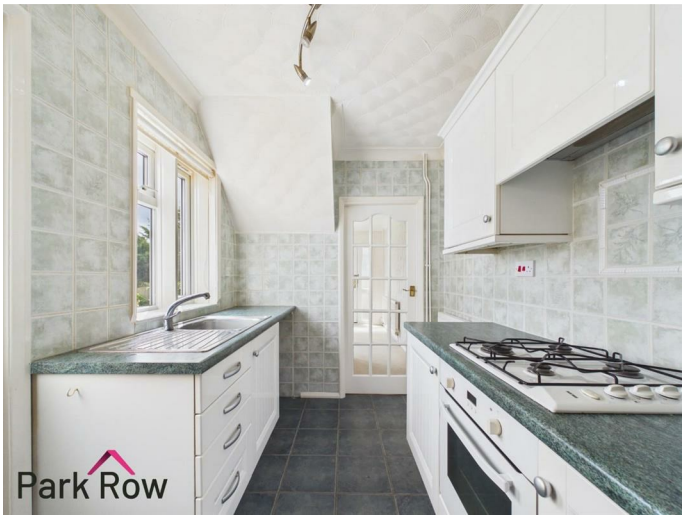
LOUNGE/DINING ROOM

10'8" x 22'6" (3.26 x 6.86)

Two double glazed windows to the front elevation, an open fireplace with a tiled hearth, two central heating radiators and door which leads into;

KITCHEN
6'9" x 11'10" (2.08 x 3.61)

Double glazed window to the rear elevation, wall and bas units in a white gloss shaker-style finish, stainless steel drainer sink with chrome taps over, roll-edge laminate worktop, space and plumbing for washing machine, integral fridge, integral freezer, four ring gas hob with extractor fan over, built in oven, fully tiled walls and a uPVC door which leads into;



HALLWAY
5'10" x 6'9" (1.79 x 2.08)

uPVC half glazed door giving access to the rear garden and an open doorway which leads into;

SUNROOM
13'5" x 6'9" (4.11 x 2.08)

Double glazed window to the rear elevation and uPVC double glazed sliding patio doors giving access to the rear garden.

FIRST FLOOR ACCOMMODATION

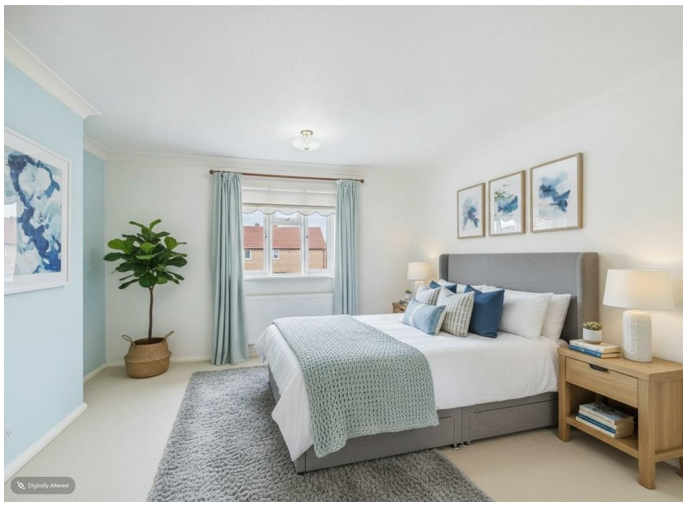
LANDING
6'9" x 8'6" (2.07 x 2.60)

Double glazed window to the rear elevation and doors which lead into;

BEDROOM ONE
10'10" x 11'8" (3.31 x 3.58)

Has a uPVC double glazed window to the front elevation, central heating radiator and built in white wooden wardrobes.

BEDROOM TWO
10'9" x 12'1" (3.30 x 3.70)



Has a uPVC double glazed window to the front elevation, central heating radiator and two built in white wooden wardrobes.

BEDROOM THREE
6'10" x 7'5" (2.09 x 2.28)

Has a uPVC double glazed window to the rear elevation, central heating radiator and a door leading into a handy cupboard for storage.

BATHROOM
6'9" x 6'0" (2.07 x 1.84)

Has an obscure glass uPVC window to the rear elevation and a white suite comprising; close coupled w/c with a concealed cistern and push button flush set within a white gloss vanity unit, hand basin with chrome taps over set within a white gloss vanity unit with storage, central heating radiator and a fully tiled walk in shower with mains shower attached the wall and a glass shower screen,

EXTERIOR

FRONT

To the front of the property there is black metal vehicle access gate, tarmac driveway with space for a vehicle, border filled with decorative stones, perimeter wooden fencing to both sides and the rest is mainly laid to lawn.

SIDE

To the right hand side of the property there is paved pedestrian pathway, access to the property and a wooden pedestrian access gate giving access to the rear garden.

REAR

Can be accessed from the right hand side of the property or through the door in the rear porch or through the door in the sunroom where you will step out onto; a paved area with space for seating, slope down to the rest of the garden, space for an outdoor shed, borders filled with mature shrubs/bushes/trees, perimeter wooden fencing to all three sides and the rest is mainly laid to lawn.

OUTBUILDING

8'4" x 6'0" (2.55 x 1.83)

Space for storage with electrics.

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
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

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

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.

Floor 0

Park Row

Approximate total area[1]

614 ft²

57 m²

Reduced headroom

13 ft²

1.2 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.

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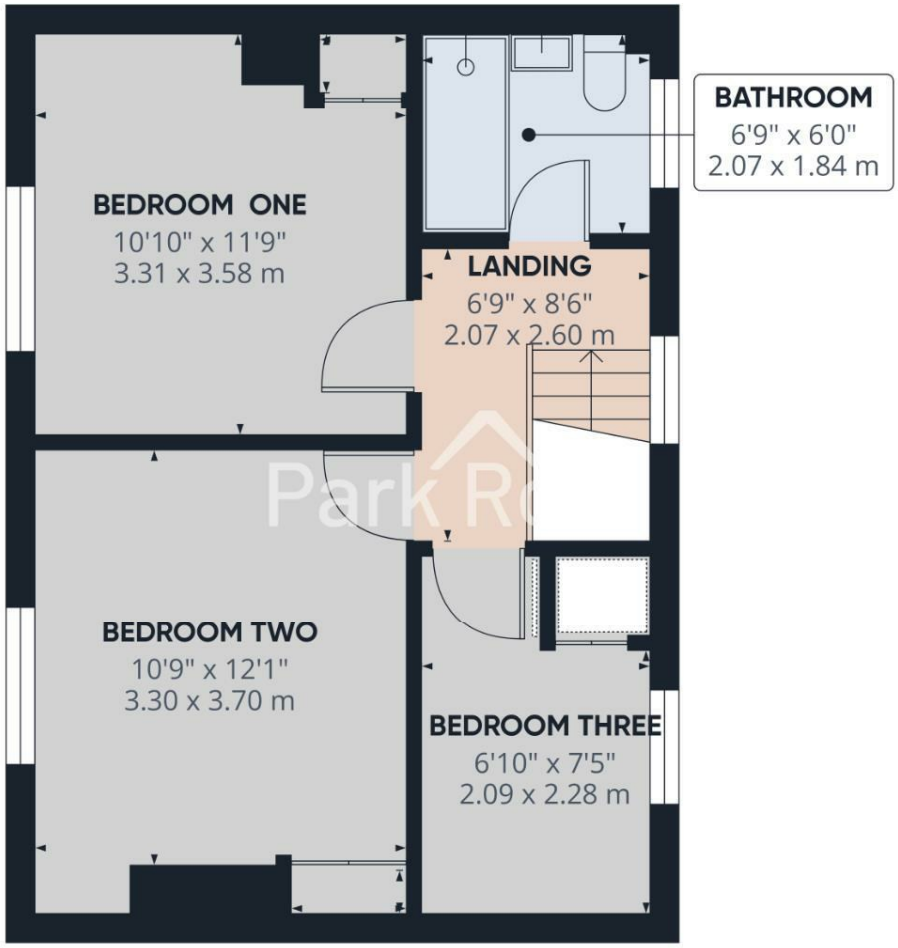

Floor 1

Park Row

Approximate total area(1)

405 ft²

37.7 m²

(1) Excluding balconies and terraces

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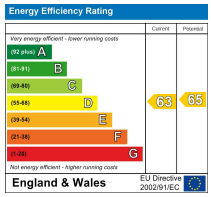

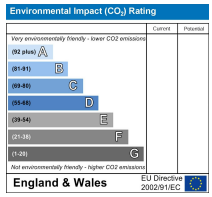

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