

# Park Row



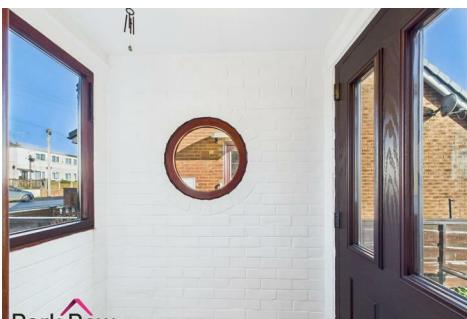
**Springfield Road, Sherburn In Elmet, Leeds, LS25 6BT**

**Offers In The Region 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!



## 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" (1.61 x 1.05)



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" (6.34 x 2.67)



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;



**HALLWAY**  
15'9" x 3'1" (4.82 x 0.95)



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" (3.64 x 3.77)



## BEDROOM ONE

12'4" x 8'10" (3.78 x 2.71)



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.



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



## FIRST FLOOR ACCOMMODATION

### LANDING

12'3" x 2'10" (3.74 x 0.88)

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

## BEDROOM TWO

11'11" x 8'10" (3.65 x 2.71)



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

## BEDROOM THREE

9'10" x 8'10" (3.02 x 2.71)



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



## FAMILY BATHROOM

8'11" x 7'11" (2.74 x 2.42)



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.



## 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.



## **GARAGE**

**15'8" x 8'11" (4.80 x 2.73)**



Accessed via the up and over door from the driveway and includes; power, lighting and it is a fantastic space for storage.

## AERIAL SHOT



## 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

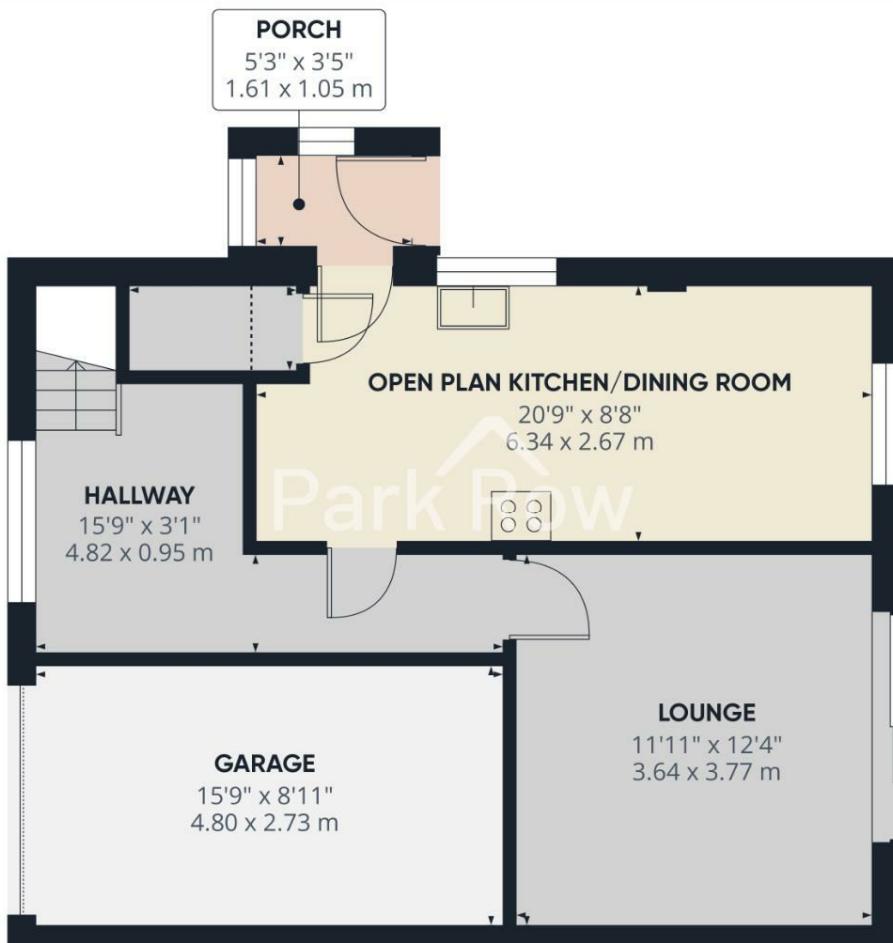
Tax Banding: B

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.

Park Row

Approximate total area<sup>(1)</sup>  
605 ft<sup>2</sup>  
56.2 m<sup>2</sup>

Reduced headroom:  
12 ft<sup>2</sup>  
1.1 m<sup>2</sup>

(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

Park Row

Approximate total area<sup>(1)</sup>  
406 ft<sup>2</sup>  
37.6 m<sup>2</sup>

(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



**T** 01977 681122

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(A) plus	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs		73	63
	73	63	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(A) plus	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		77	72
	77	72	

England & Wales EU Directive 2002/91/EC