

# Park Row



**Carousel Walk, Sherburn In Elmet, Leeds, LS25 6LP**

**Offers In Excess Of £300,000**



**\*\* DETACHED FAMILY HOME \*\* THREE GOOD SIZED BEDROOMS \*\* DRIVEWAY \*\* GARAGE \*\* ESTABLISHED GARDENS \*\* CONSERVATORY \*\* UTILITY ROOM \*\* EN-SUITE \*\* PERFECT FOR FAMILIES \*\***

**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 in the charming estate of Carousel Walk, Sherburn In Elmet, this delightful detached family home offers a perfect blend of comfort and convenience. Spanning an impressive 1,058 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families seeking space and tranquility.

Upon entering, you are greeted by two inviting reception rooms, including a spacious lounge that provides a warm and welcoming atmosphere for relaxation and entertainment. The dining room seamlessly connects to the kitchen, creating a perfect setting for family meals and gatherings. The property also features a conservatory, which is bathed in natural light and opens through double doors to a beautifully established rear garden, perfect for outdoor enjoyment and family activities.

The home is equipped with two bathrooms, including an ensuite for the master bedroom, ensuring convenience for all family members. Additionally, a utility room adds practicality to daily living.

For those with vehicles, the property includes a garage at the front and off-street parking on the driveway, providing ample space for family cars.

This residence is not just a house; it is a home that offers a wonderful lifestyle in a friendly community. With its well-thought-out layout and desirable features, this property is a must-see for anyone looking to settle in a peaceful yet vibrant area of Leeds.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with a decorative double glazed panel within which leads into;

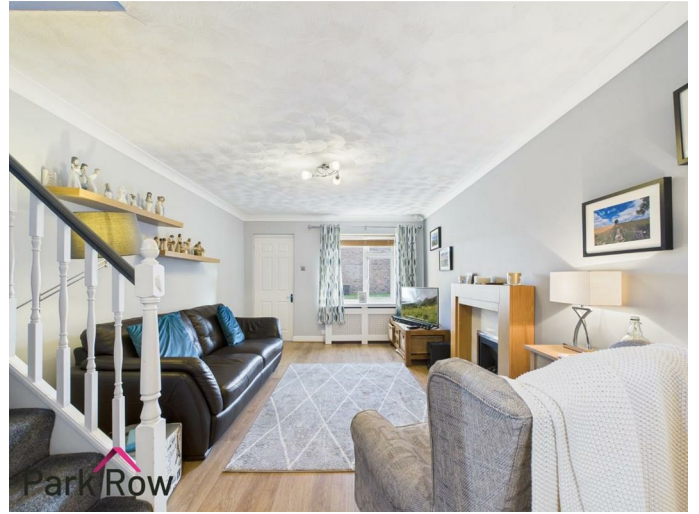
### PORCH

3'6" x 3'11" (1.08 x 1.21)

A central heating radiator and an internal door which leads into;

### LOUNGE

15'8" x 11'1" (4.79 x 3.40)



A double glazed window to the front elevation, fire set within a fireplace with a marble hearth and a wooden surround, stairs which lead up to the first floor accommodation, a central heating radiator and an open doorway which leads into;



## DINING ROOM

9'1" x 8'8" (2.77 x 2.66)



A central heating radiator, a door which leads into the kitchen and a glazed sliding door which leads into;

## CONSERVATORY

8'5" x 8'9" (2.59 x 2.67)



A dwarf wall surrounding with double glazed windows above in a hexagonal shape, tiled flooring, a pitched poly-carbonate roof and double glazed double doors which lead out to the rear garden.

## KITCHEN

8'11" x 10'3" (2.74 x 3.13)



A double glazed window to the rear elevation, cream shaker-style wall and base units surrounding, square edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, built in electric oven, four ring electric hob with a built in extractor fan over, space and plumbing for a washing machine and a dishwasher, a breakfast bar with space for seating, a uPVC door with a double glazed obscure glass panel within which leads out to the side of the property, a central heating radiator and an internal door which leads into;



## STORAGE ROOM

Space for storage for coats and shoes and an internal door which leads into;

## UTILITY ROOM

5'9" x 7'9" (1.76 x 2.38)

Cream shaker-style wall and base units to match the kitchen, space and plumbing for a dishwasher, space for a freestanding fridge/freezer and houses the boiler.

## FIRST FLOOR ACCOMMODATION

### LANDING

6'0" x 14'6" (1.85 x 4.42)

A double glazed window to the side elevation, a cupboard door which leads into storage space, loft access and further internal doors which lead into;

### BEDROOM ONE

13'11" x 11'7" (4.26 x 3.54)



A double glazed window to the rear elevation, built in wooden cupboards and over-bed storage, a further built in wooden wardrobe, built in wooden shelving, a central heating radiator and an internal door which leads into;



### ENSUITE

4'3" x 7'8" (1.30 x 2.34)



An obscure double glazed window the rear elevation and includes a white suite comprising of: a fully tiled rectangular mains shower with a sliding glass shower screen, a close coupled w/c, a pedestal hand basin with chrome taps over, half tiled walls to the sink and w/c area plus a chrome heated towel rail.

### BEDROOM TWO

9'8" x 10'3" (2.96 x 3.13)



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



**BEDROOM THREE**  
9'6" x 8'11" (2.91 x 2.74)



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

**MAIN BATHROOM**  
4'10" x 7'7" (1.48 x 2.33)



A double glazed obscure window to the side elevation and includes a white suite comprising of a close coupled w/c plus a hand basin with chrome taps over set within a wooden unit with space for storage, a panel bath with a mains shower over and a glass shower screen, fully tiled to all walls and a central heating radiator.

## EXTERIOR

### FRONT



To the front of the property there is a block paved driveway with space for parking, access into the garage, a paved pathway which leads to the rear garden, a perimeter brick built dwarf wall to the left hand side, an outdoor light and the rest is mainly lawn.

## REAR



Accessed via the pathway at the side of the property from the front or through the double doors in the conservatory where you will step out onto; a mixture of paving stones and decorative stones area with space for outdoor seating, steps up to the rest of the garden, a paving stone pathway which leads to hard standing with space for an outdoor shed, established borders filled with decorative stones and bushes, perimeter wooden fencing to all three sides and the rest is mainly lawn.



## GARAGE

11'0" x 7'11" (3.36 x 2.43)

Accessed via the white up and over door from the driveway and it is a great space for storage.

## AERIAL



## 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.

## TENURE AND COUNCIL TAX

Tenure: Freehold  
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.

## 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

## 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.

## 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.



Approximate total area<sup>(1)</sup>

606 ft<sup>2</sup>  
56.2 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 5 ft/1.5 m

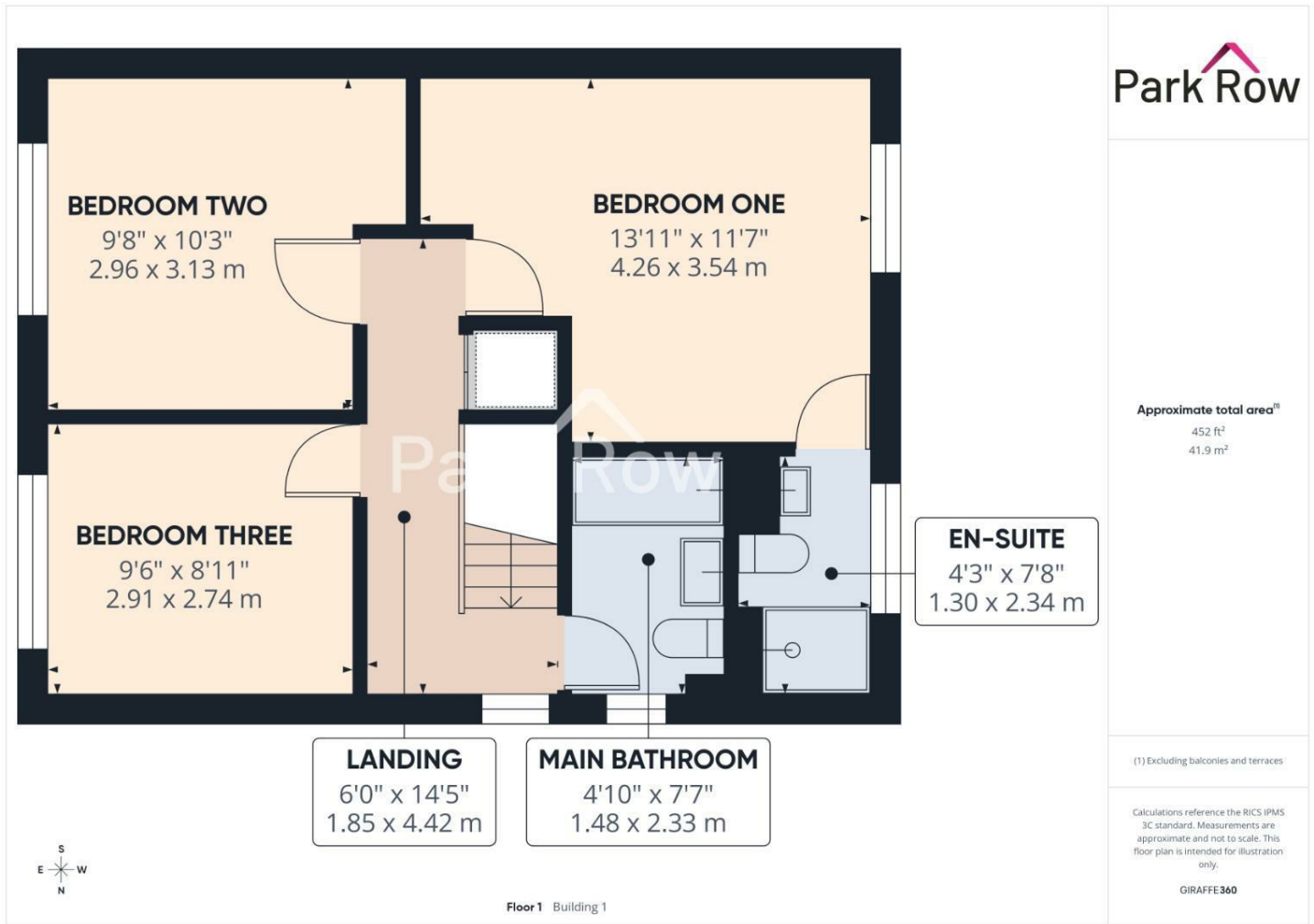
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



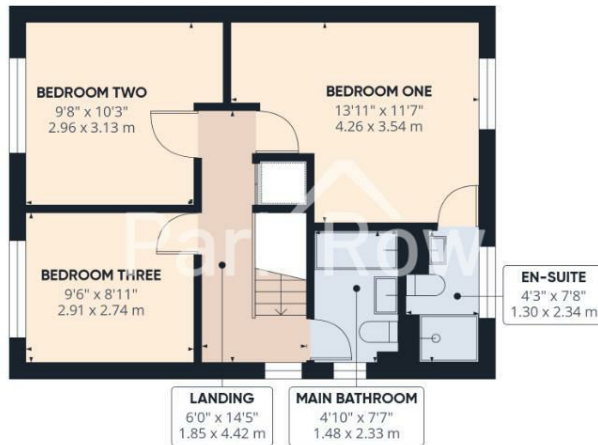
Floor 0 Building 1







Floor 0 Building 1



Floor 1 Building 1

**Park Row**

Approximate total area<sup>m</sup>  
1058 ft<sup>2</sup>  
98.1 m<sup>2</sup>

Reduced headroom  
4 ft<sup>2</sup>  
0.4 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.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 <b>A</b>		02-10 <b>A</b>	
81-91 <b>B</b>		11-20 <b>B</b>	
69-80 <b>C</b>		21-30 <b>C</b>	
55-68 <b>D</b>		31-40 <b>D</b>	
49-54 <b>E</b>		41-50 <b>E</b>	
45-48 <b>F</b>		51-60 <b>F</b>	
39-44 <b>G</b>		61-80 <b>G</b>	
Below 39 <b>G</b>		81-100 <b>G</b>	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC