

# Park Row



**Moor Road, Sherburn In Elmet, Leeds, LS25 6BS**

**£160,000**



**IN NEED OF MODERNISATION\*\*GREAT INVESTMENT OPPORTUNITY\*\*SEMI DETACHED\*\*THREE BEDROOMS\*\*GARAGE & PARKING\*\*GARDENS\*\*NO UPWARD CHAIN\*\***

Nestled on Moor Road in the charming village of Sherburn In Elmet, this semi-detached house presents a fantastic opportunity for those looking to invest in a property with great potential. Boasting three bedrooms, this home is ideal for families or individuals seeking extra space. While the house is in need of modernisation, this offers a unique chance for buyers to personalise the space to their own taste and style. The potential for transformation is immense, making it an exciting project for those with a vision.

Additionally, the property includes a garage, providing convenient storage or parking options. The location in Sherburn In Elmet is particularly appealing, offering a blend of rural charm and accessibility to nearby amenities and transport links.

This semi-detached house is not just a home; it is a canvas awaiting your creative touch. Whether you are a first-time buyer, a growing family, or an astute investor, this property represents a remarkable opportunity to create a wonderful living space in a desirable area. Don't miss out on the chance to make this house your own.

**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 white double glazed entrance door with glass panel inserts which leads into:

### ENTRANCE HALLWAY

0.81 x 1.42 (0.00m.24.69m x 0.30m.12.80m)

Stairs which lead up to first floor accommodation, central heating radiator and an internal door which leads into:

### LOUNGE

13'2" x 13'9" (4.02 x 4.20)



Double glazed window to the front elevation, central heating and a gas fire with a built in alcove to one side and shelves on the other side plus an internal door which leads into:

### INNER HALLWAY

3'2" x 6'8" (0.97 x 2.05)

Understairs storage area, external double glazed door with obscure glass panel insert which leads to the side elevation plus internal doors which lead into;

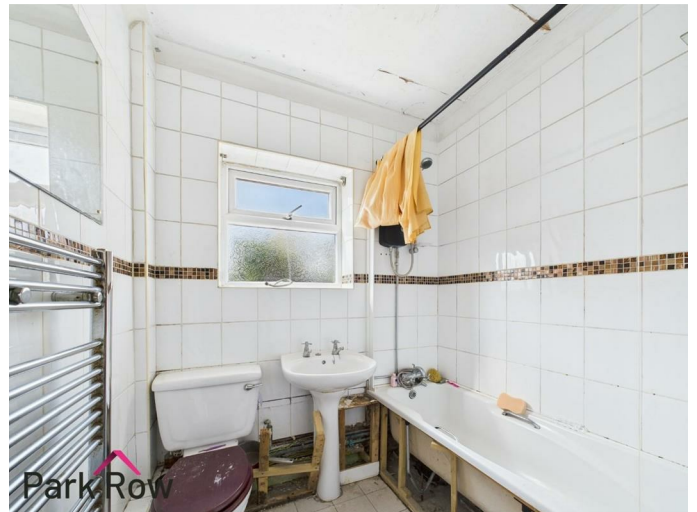
## KITCHEN

9'2" x 9'10" (2.80 x 3.00)



Double glazed window to the rear elevation, central heating radiator and is in need of a kitchen to be fitted.

## FAMILY BATHROOM



Obscure double glazed window to the rear elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above, pedestal handbasin, close coupled w/c, chrome heated towel rail and is fully tiled to all walls.

## FIRST FLOOR ACCOMMODATION

### LANDING

2'9" x 3'4" (0.85 x 1.02)

Double glazed window to the side elevation and has internal doors leading off:

### BEDROOM ONE

9'10" x 14'1" (3.02 x 4.31)



Two double glazed windows to the front elevation, central heating radiator and has two built in wardrobes and overbed storage.

### BEDROOM TWO



Double glazed window to the rear elevation, central heating radiator and access to the attic space.

### ATTIC SPACE

9'3" x 8'11" (2.84 x 2.74)

Accessed via a drop down ladder and a great space for storage and has a velux window to the ceiling.

### BEDROOM THREE

9'1" x 6'10" (2.79 x 2.09)



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

### EXTERIOR

#### FRONT



To the front of the property is metal vehicular access gates which gives access to the paved driveway with space for parking and runs down the side of the property to a single detached garage. and has perimeter fencing

## REAR



Accessed from the driveway at the front or the external door in the kitchen where you will find a paved area where the garage is situated and has space for seating. There is a brick built pond, the rest is mainly laid to lawn with perimeter fencing/walls to all sides.



## GARAGE

### 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.

### 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.

### 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.

### 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, Weds, Thurs and Fri - 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

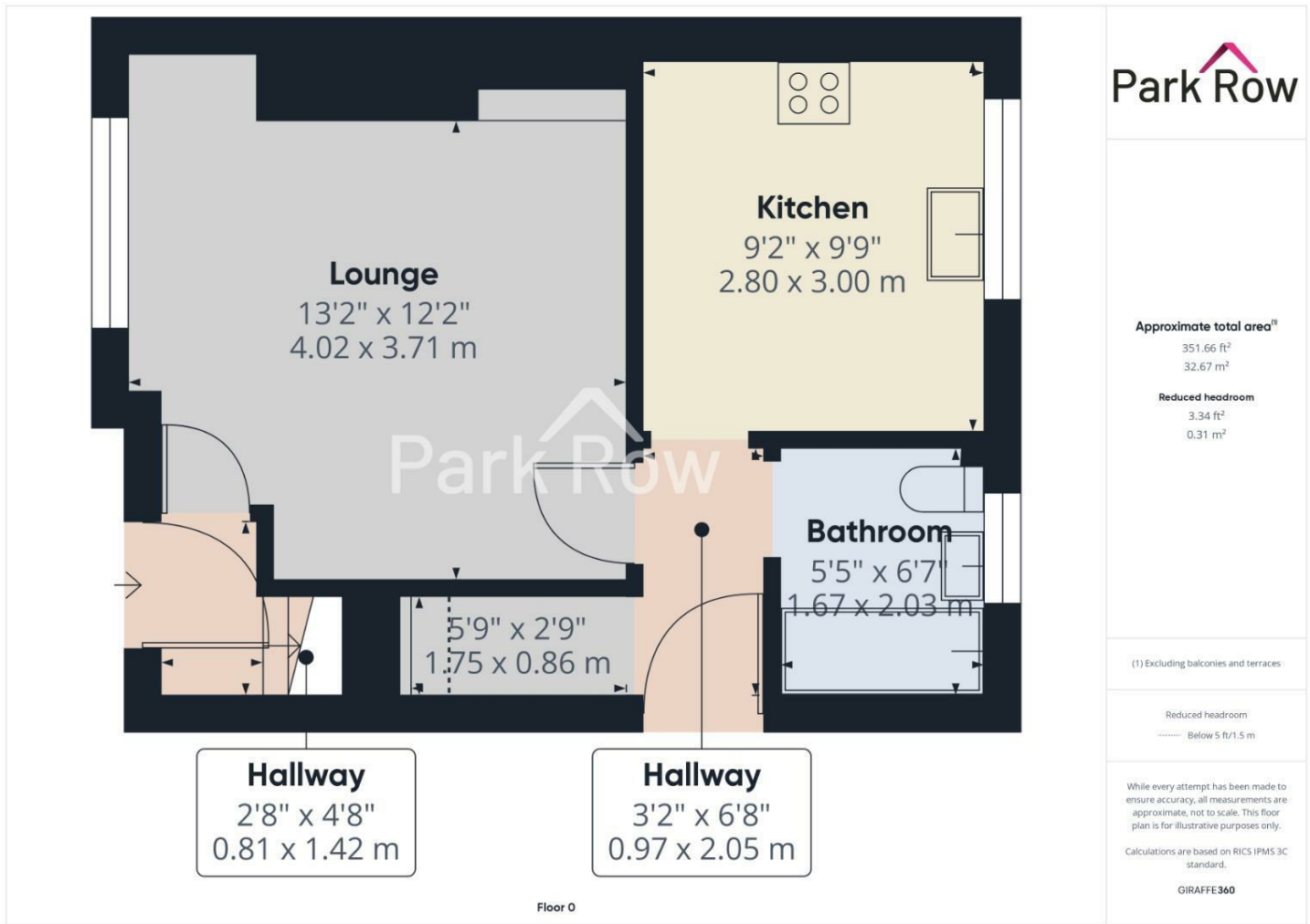
CASTLEFORD - 01977 558480

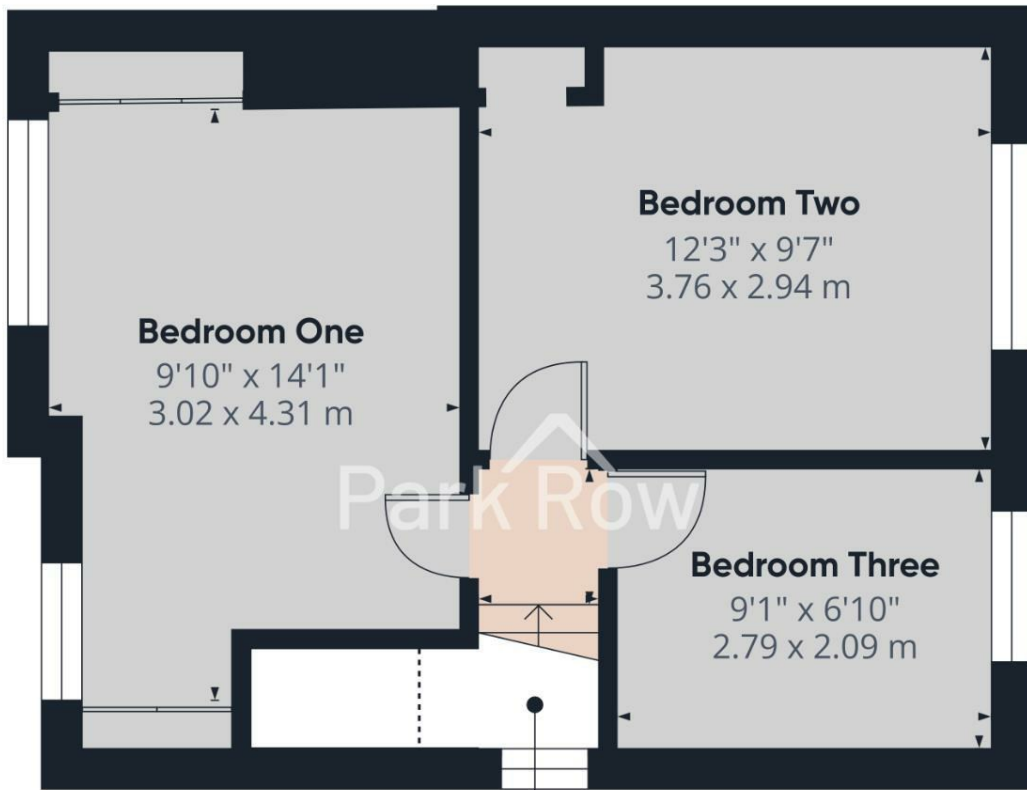
### **VIEWINGS**

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.







**Landing**  
 2'9" x 3'4"  
 0.85 x 1.02 m

Floor 1

**Park Row**

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

336.92 ft<sup>2</sup>  
 31.3 m<sup>2</sup>

**Reduced headroom**

0.06 ft<sup>2</sup>  
 0.01 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 2

**Park Row**

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

89.88 ft<sup>2</sup>  
8.35 m<sup>2</sup>

**Reduced headroom**

38.12 ft<sup>2</sup>  
3.54 m<sup>2</sup>

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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