

Park Row



Brunswick Crescent, Sherburn In Elmet, Leeds, LS25 6GD

Offers In The Region Of £300,000



DETACHED HOUSE**THREE BEDROOMS**ENSUITE TO MASTER**ENCLOSED REAR GARDEN**GARAGE AND PARKING**OPEN VIEWS TO THE FRONT

Welcome to this charming property located on Brunswick Crescent in the picturesque village of Sherburn In Elmet, Leeds.

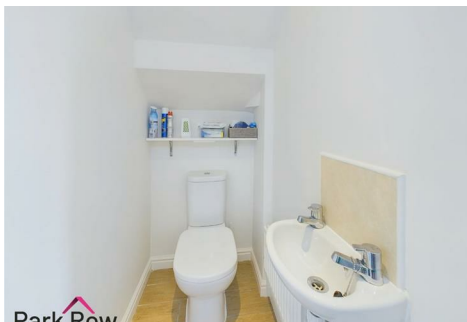
This delightful detached house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy. The master bedroom even features an ensuite for added convenience and luxury.

One of the highlights of this property is the garage and parking space, making it easy for you to come and go as you please. No more worrying about finding a parking spot after a long day! Step outside to discover the enclosed rear garden, a tranquil oasis where you can unwind and enjoy the fresh air. Imagine sipping your morning coffee or hosting a summer barbecue in this lovely outdoor space.

As you gaze out from the front of the house, you'll be greeted by open views that add a sense of serenity to the surroundings. It's the perfect spot to sit back and appreciate the beauty of the area.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property on Brunswick Crescent is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your future in this wonderful abode.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door with two glass inserts which leads into;

ENTRANCE HALLWAY

3'11" x 3'5" (1.21 x 1.05)

Central heating radiator, burglar alarm, door leads into the garage and a further door which leads into:

LOUNGE

16'2" x 10'3" (4.94 x 3.14)

Double glazed window to the front elevation, central heating radiator, television point and a door which leads into;



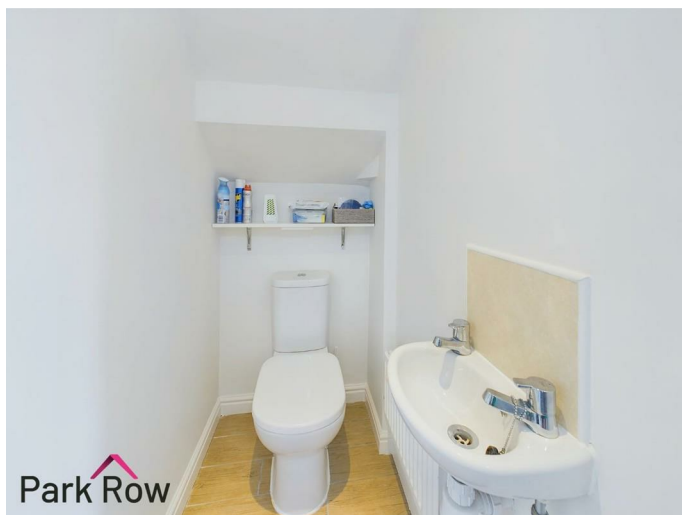
INNER HALLWAY

3'8" x 4'1" (1.12 x 1.26)

Stairs leading to first floor accommodation, central heating radiator and doors which lead into;

DOWNSTAIRS W/C

2'11" x 4'7" (0.91 x 1.40)



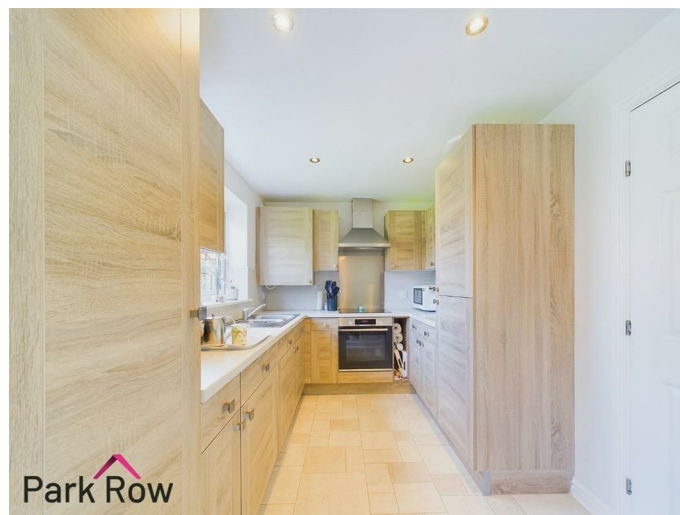
White suite comprising; close coupled w/c, handbasin with chrome taps over, central heating radiator and an extractor fan to the ceiling.

KITCHEN/DINER

7'8" x 18'9" (2.34 x 5.74)



Double glazed window to the rear elevation, wall and base units in a modern wood effect finish with square edge worktops and tiled splashbacks, one and a half stainless steel drainer sink with chrome tap over, induction hob with stainless steel splashback and extractor over, built in electric oven below, integral washing machine, integral dishwasher, integral fridge/freezer, spotlights to ceiling. To the dining area there is double glazed double doors to the rear elevation, central heating radiator and space for dining table and chairs.





BEDROOM ONE

9'8" x 13'10" (2.95 x 4.22)



Two double glazed windows to front elevation, central heating radiator and a door which leads into;



FIRST FLOOR ACCOMMODATION

LANDING

6'3" x 4'6" (1.91 x 1.39)

Double glazed window to the side elevation half way up the stairs, loft access, smoke alarm, door leads into storage cupboard and has doors which lead into;



ENSUITE

6'9" x 4'7" (2.08 x 1.42)



Obscure double glazed window to the front elevation and includes a white suite comprising; walk in shower with mains shower and glass shower screen, close coupled w/c, handbasin with chrome tap over and tiled splashback, chrome heated towel rail, shaver point, spotlights to the ceiling, extractor fan to side elevation wall and fully tiled around the shower area.

BEDROOM TWO

9'6" x 8'8" (2.90 x 2.66)



Double glazed window to the rear elevation, central heating radiator and fitted wardrobes with mirrored sliding doors.

BEDROOM THREE

7'10" x 7'11" (2.40 x 2.43)



Double glazed window to the rear elevation, central heating radiator and fitted wardrobes with sliding doors, one being mirrored.

FAMILY BATHROOM

5'6" x 8'7" (1.70 x 2.62)



Obscure glass double glazed window to the side elevation and includes a white suite comprising; panel bath with electric shower over and glass shower screen, closed coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights and extractor fan to the ceiling, fully tiled around the bath area and half tiled around the handbasin plus w/c.

EXTERIOR

FRONT



Tarmacked driveway with parking which leads to the garage, further tarmacked parking space to the side, paved area leads to the front entrance door and around the side of the property to a wooden pedestrian access gate which leads to the rear garden. Lovely open views across the communal green.

VIEW FROM THE FRONT



GARAGE

Being integral with an electric door and includes; power and lighting and a pedestrian access door which leads into the hallway.

REAR



Accessed via the wooden pedestrian access gate to the side of the property or the double doors in the kitchen/diner where you will step out onto; a paved pathway which runs along the side and rear of the property, space for shed, gravelled area at the bottom of the garden with wooden trough planters to either side. outside tap and outside lighting plus perimeter fencing to all sides.



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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 4/5G

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

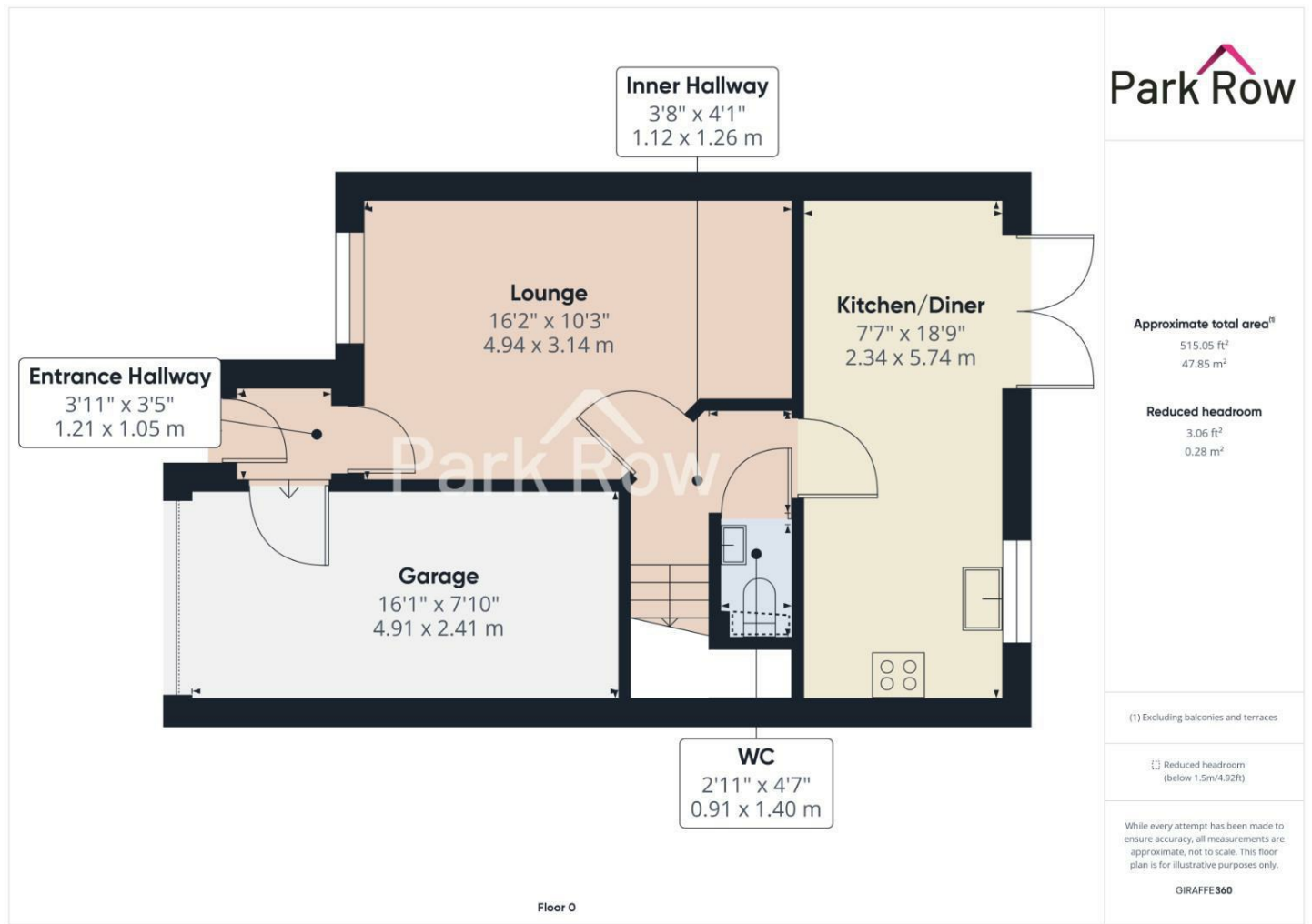
CALLS ANSWERED :
Monday to Friday - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

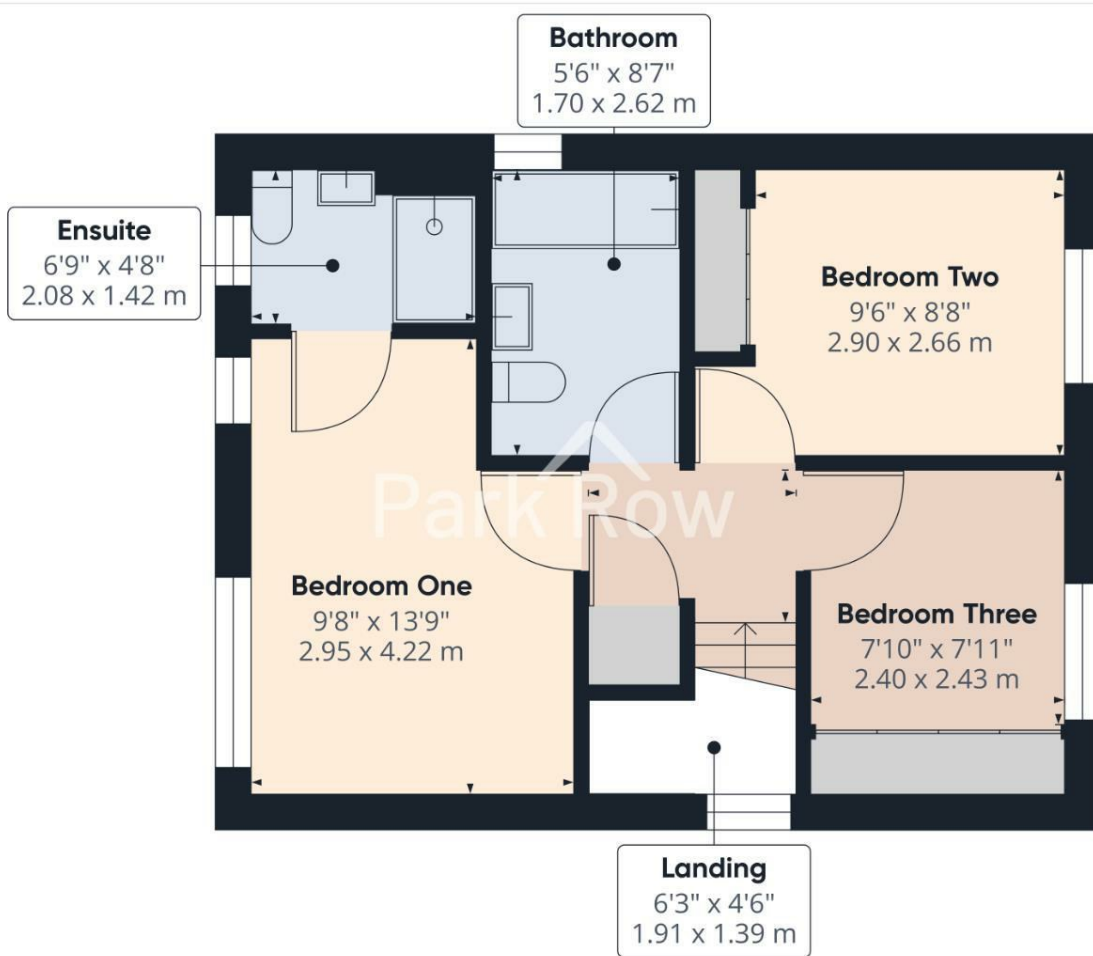
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.





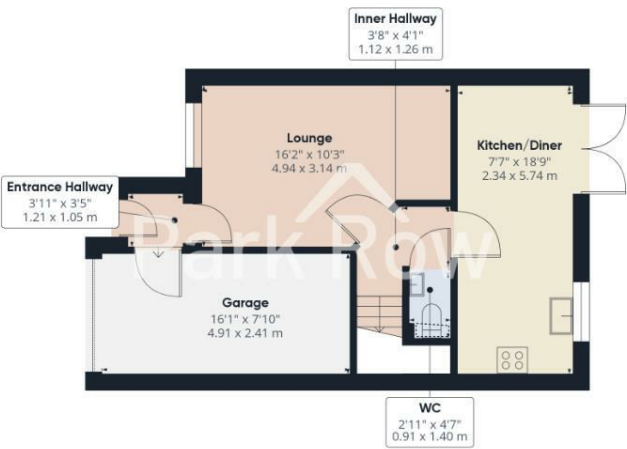
Floor 1

Approximate total area⁽¹⁾
412.63 ft²
38.34 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
927.68 ft²
86.18 m²

Reduced headroom
3.06 ft²
0.28 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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GIRAFFE 360

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