

Park Row



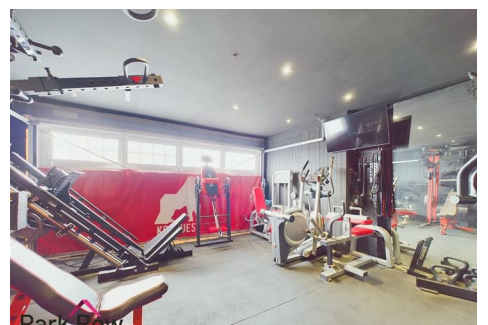
Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

Offers In Excess Of £475,000



****A TRULY STUNNING DETACHED FAMILY HOME**FOUR DOUBLE BEDROOMS**GYM/GARAGE**DRIVEWAY**BEAUTIFUL GARDENS**EN-SUITES TO TWO BEDROOMS**DOWNSTAIRS W/C****
Immerse yourself in exquisite living at this prestigious address in Bramley Park Avenue, Sherburn in Elmet. Boasting a generous 1926.74 square feet of living space that extends over two floors, this home is a haven of luxury and comfort with high-end finishings. On the ground floor, you'll find a functional utility room fully equipped with space for a washer and dryer, a spacious gym which was previously the garage, and a sleek living room complete with a built-in media wall and a stunning stone feature wall. Unleash your culinary creativity in the an open-concept kitchen/dining/living room featuring integrated appliances, before enjoying your creations in the cosy living space. Double doors open to reveal a modern rear garden that's perfect for entertaining guests. Upstairs hosts four bedrooms, two en-suites and a full size bathroom - ample room for every possible need. Conveniently located near local gems like ALDI grocery store, Sherburn High School, you'll have everything you need within reach. Enjoy leisurely strolls to the Fields Garden Centre, indulge in sumptuous food at Elmet Kitchen and Crusty's, or catch the latest trains from both Sherburn in Elmet and South Milford Train stations with easy transport links to Leeds and York all within a 2 minute drive! Experience the ultimate combination of luxury and convenience at this Bramley Park Avenue gem - a perfect place to call home.

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 FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage-green composite door with an obscure glass insert and obscure double glazed windows either side which leads into;

ENTRANCE HALLWAY

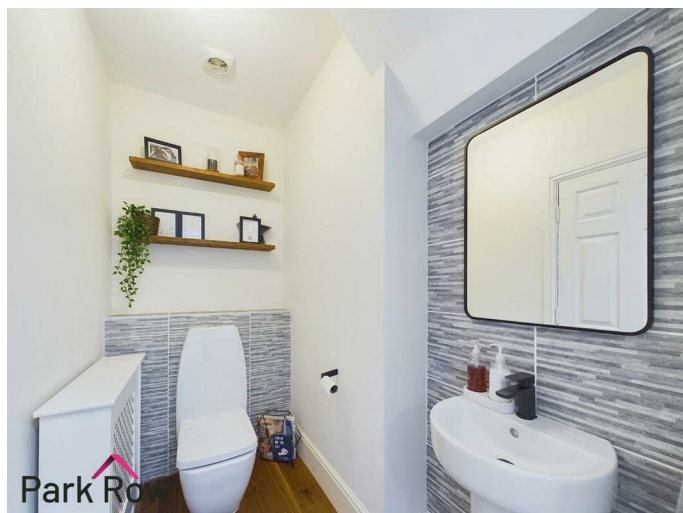
13'7" x 9'4" (4.15 x 2.87)



Stairs leading up to the first floor accommodation with a wooden balustrade and white wooden spindles, central heating radiator and internal doors which lead into;

DOWNSTAIRS W/C

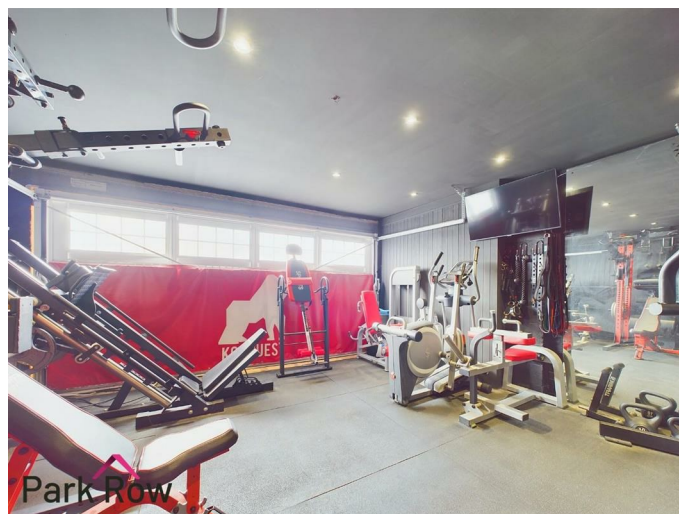
6'9" x 3'9" (2.07 x 1.15)



Includes a white suite comprising; close coupled w/c with a concealed cistern set within a tiled unit, pedestal hand basin with a chrome tap over and tiled splashback that matches the toilet unit, central heating radiator, under floor heating and an internal door which leads into;

GYM/GARAGE

17'0" x 16'9" (5.2 x 5.13)



The garage is currently being used as an home gym however, has plenty of uses for storage or home working and can be accessed via a sage green up and over door from the driveway and includes; power plus lighting.

LIVING ROOM

17'7" x 11'10" (5.38 x 3.62)



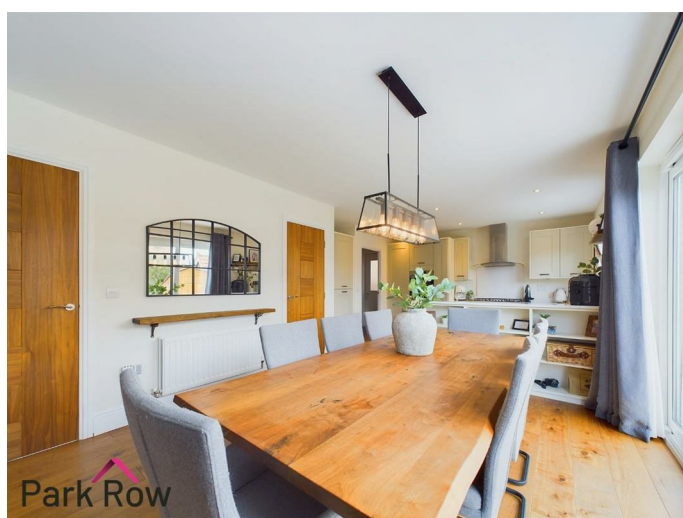
Double glazed bay window to the front elevation, built in media wall with space for a TV and a decorative fire within, stone tiling either side of the media unit, broadband/telephone point plus a central heating radiator.

KITCHEN/DINING/LIVING ROOM

36'6" x 13'1" (11.13 x 4.01)



The kitchen/dining/living room is all open plan with two double glazed windows to the rear elevation and a double glazed sliding door which leads to the rear garden plus it includes; a 'Symphony' sage-green shaker-style wall and base units with built in LED lighting and space for storage, six ring gas hob with extractor fan over, drainer sink set within the worktop with a spray tap above, quartz worktop, the kitchen unit extends to create shelving on the other side, integral double oven, integral double fridge/freezer, integral dishwasher, door leading to a storage cupboard, lighting pendant above the space for a dining table and chairs, space and electrical point for a wall mounted TV, three central heating radiators, under floor heating and an internal door which leads into;





UTILITY ROOM

6'2" x 5'10" (1.88 x 1.80)

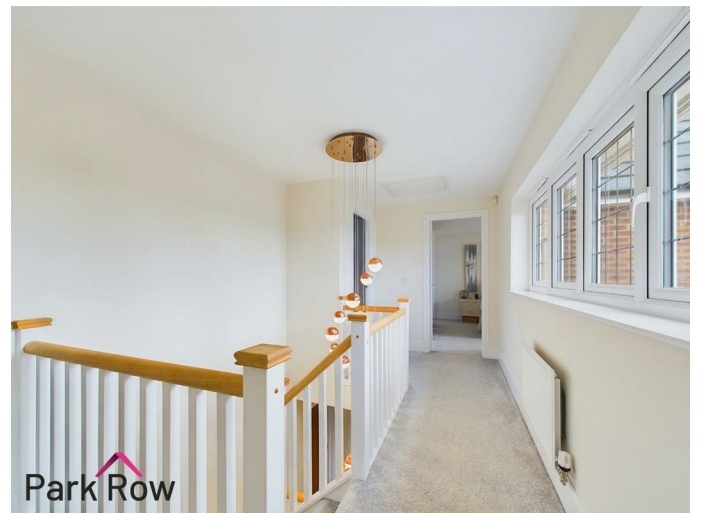


Composite door with an obscure glass insert which leads to the side of the property, wall and base units to match the kitchen, space and plumbing for a washing machine and a dryer, stainless steel sink with chrome tap over set within the quartz worktop and also a cupboard which houses the boiler, under floor heating.

FIRST FLOOR ACCOMMODATION

LANDING

15'3" x 6'0" (4.66 x 1.83)



The landing is very spacious with a double glazed window to the front elevation and it includes; a 3 meter chandelier above the stairs, central heating radiator and internal doors which lead into;



EN-SUITE TO BEDROOM ONE

8'5" x 6'5" (2.57 x 1.98)



BEDROOM ONE

14'9" x 11'10" (4.52 x 3.63)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, floating half-pedestal hand basin with chrome taps over, underfloor heating, spacious walk in mains shower with a tiled alcove and a glass shower screen, mirrored unit to the wall with storage, fully tiled floor to ceiling plus a chrome towel radiator.

BEDROOM TWO

14'1" x 5'11" (4.30 x 1.81)



Double glazed bay window to the front elevation, built in wooden wardrobes with lots of space for storage, central heating radiator and an internal door which leads into;

Double glazed window to the rear elevation, central heating radiator and an internal door which leads into;

EN-SUITE TO BEDROOM TWO

7'5" x 5'0" (2.27 x 1.53)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, underfloor heating, hand basin set on top of a white gloss unit with storage, walk in mains shower with a glass shower screen, fully tiled floor to ceiling plus a chrome towel radiator.

BEDROOM THREE

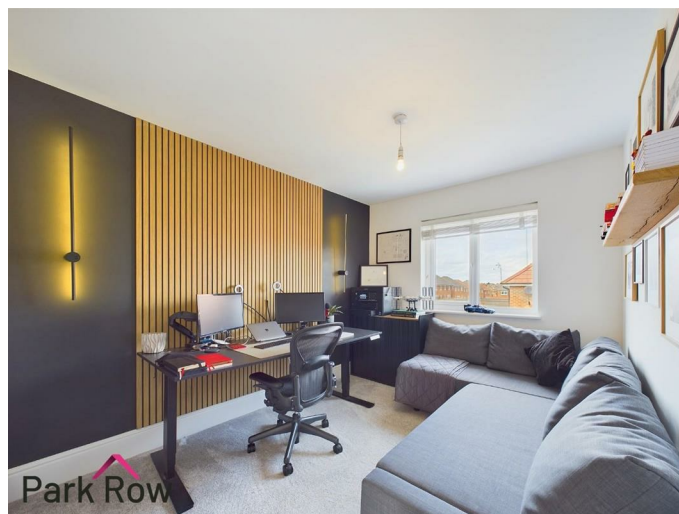
11'3" x 9'11" (3.44 x 3.03)



Double glazed window to the rear elevation, panelling to the walls, built in wardrobes with space for storage plus a central heating radiator.

BEDROOM FOUR

12'3" x 8'7" (3.74 x 2.62)



Double glazed window to the front elevation, panelling to the walls and a central heating radiator.

FAMILY BATHROOM

8'4" x 7'10" (2.56 x 2.39)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, floating hand pedestal hand basin with chrome taps over, underfloor heating, panel bath with mains shower above and a glass shower screen, fully tiled around the bath area plus a chrome towel radiator.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for a couple of vehicles, paved pathway which leads to the entrance door with decorative stones either side, access to the garage/gym, paved pathway leading to the rear garden through a wooden gate, hedging surrounding the front and the rest is mainly lawn.

REAR



The garden is an amazing space to spend time with the family in the up and coming summer months and is accessed via the pathway at the front or through the double doors in the kitchen/dining/living room where you will step out onto; paved area with wood-effect porcelain edges with space for seating, steps down to a further paved area with wood-effect porcelain edges with more space for seating, space for an outdoor shed, electrics and space for a hot tub, various tiled and wooden raised planters filled with gorgeous bushes and plants surrounding, elegant 95 year old olive tree, wooden fencing to the left hand side, brick built wall surrounding the back and the right hand side of the garden and the rest is mainly lawn.





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.

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.

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.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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.

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



HEATING AND APPLIANCES

The heating system and any appliances (including Burglar



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.

OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 5.30pm

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

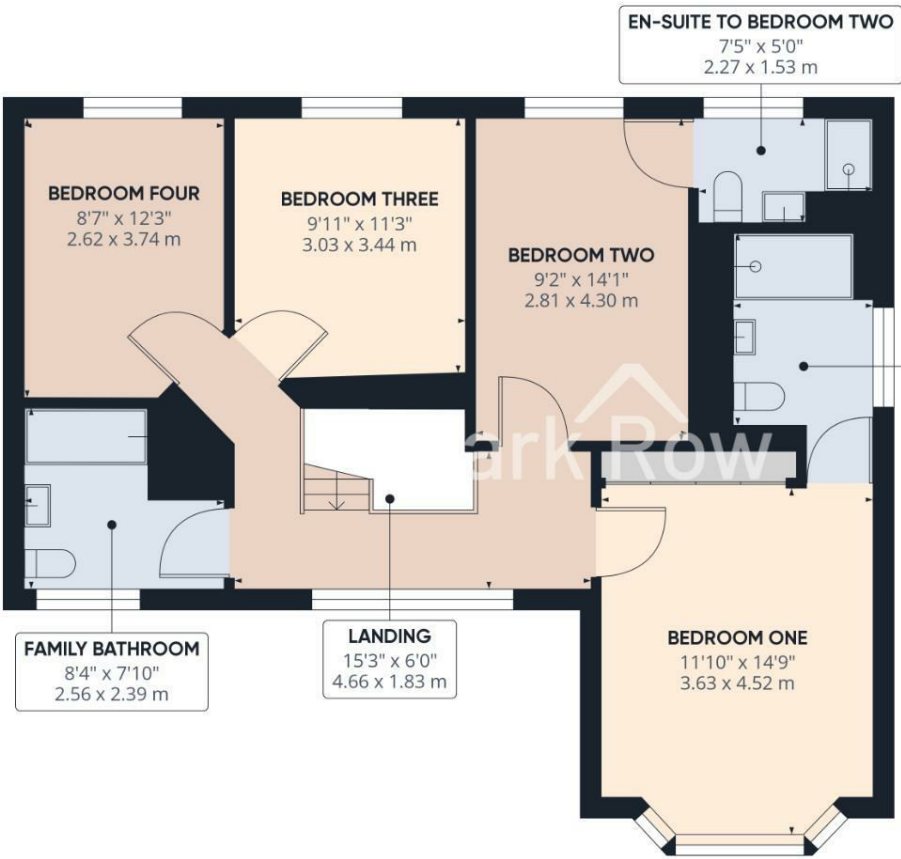
GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480







Floor 1

Approximate total areaⁿ
770.28 ft²
71.56 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.



Park Row

Approximate total areaⁿ
1926.94 ft²
179.02 m²

(1) Excluding balconies and terraces

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GIRAFFE360

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