

# Park Row

The proactive estate agent



## Cardinal Close, Sherburn In Elmet, Leeds, LS25 6DW

Offers In Excess Of £220,000



\*\* SEMI-DETACHED DORMER BUNGALOW \*\* TWO BEDROOMS \*\* FRONT/SIDE AND REAR GARDENS \*\* OFF STREET PARKING \*\* DETACHED GARAGE \*\* DOWNSTAIRS BATHROOM \*\* NO ONWARD CHAIN \*\* STORAGE ROOM \*\* BURGLAR ALARM \*\*

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!



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## INTRODUCTION

Nestled in the charming locale of Cardinal Close, Sherburn In Elmet, this delightful semi-detached dormer bungalow presents an excellent opportunity for those looking to downsize or for couples seeking a comfortable home. Spanning an impressive 858 square feet, the property boasts two well-proportioned bedrooms and a family bathroom, ensuring ample space for relaxation and privacy.

The property has a spacious lounge that invites natural light, creating a warm and welcoming atmosphere. The dining room, featuring patio doors, seamlessly connects to the enclosed rear garden, perfect for enjoying al fresco dining or simply unwinding in a tranquil setting. The separate kitchen is functional and well-equipped, catering to all your culinary needs.

This bungalow is particularly appealing for its practical features, including off-street parking for up to three vehicles, making it convenient for both residents and guests. Additionally, a detached garage provides further storage options or could serve as a workshop for those with hobbies.

The property is offered with no onward chain, allowing for a smooth transition into your new home. With good-sized storage space available upstairs, this bungalow is not only charming but also practical, making it an ideal choice for those seeking a low-maintenance lifestyle in a friendly community. Don't miss the chance to make this lovely property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

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

### KITCHEN

12'9" x 8'7" (3.90 x 2.64)



laminated work surfaces, a stainless steel drainer sink with chrome taps over, a built-in double oven, a four-ring gas hob (new 2025) with a built-in extractor fan over, tiled splashbacks surrounding, space and plumbing for a washing machine, space for an under-counter fridge/freezer, a central heating radiator and an internal door that leads into;



### HALLWAY

6'3" x 2'8" (1.93 x 0.82)

Internal doors that lead into;

Double glazed windows to the front and side elevation, fitted with a range of cream shaker style wall and base units,



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## LOUNGE

14'0" x 8'1" (4.29 x 2.48)



Double glazed window to the front elevation, a central heating radiator and an electric fire set within a stone built fireplace with alcoves within for storage.



## DINING ROOM

14'0" x 8'1" (4.29 x 2.48)



Stairs which lead up to the first floor accommodation, a door which leads into under-stairs storage cupboard, a central heating radiator, a double glazed full length window to the rear elevation and a double glazed door that leads out to the rear garden.



## BEDROOM TWO

10'7" x 8'7" (3.24 x 2.63)



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



## BATHROOM

6'4" x 5'5" (1.94 x 1.67)



An obscure double glazed window to the side elevation and includes; a panel bath with an electric shower over and a shower rail, a close coupled w/c, a pedestal hand basin with chrome taps over, a white heated towel radiator, fully tiled around the bath and half-tiled to the remaining walls.

## FIRST FLOOR ACCOMODATION

### LANDING

A door that leads into;

### BEDROOM ONE

20'5" x 7'8" (6.24 x 2.34)



A double glazed Velux window, a double glazed window to the rear elevation, two central heating radiators, a door that leads into a storage room and a door which leads into;



## STORAGE ROOM

20'6" x 3'6" (6.26 x 1.08)

## EXTERIOR

### FRONT



To the front of the property there is a paved driveway with space for parking that runs down the full side of the property, perimeter stone built dwarf walls surrounding the front garden, access into the garage and access into the rear garden.



## WC

5'8" x 2'10" (1.75 x 0.88)



Includes: a close coupled w/c and a pedestal hand basin with chrome taps over and tiled splashback.



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## SIDE



To the side of the property there is a further side garden which is very spacious and includes; space for a greenhouse, space for outdoor seating, paved pathways, perimeter fencing and the rest is mainly decorative stones.



## REAR



Accessed via the side of the property or through the door in the dining room where you will step out onto; a paved area

with space for seating, borders filled with mature trees, perimeter fencing to the right hand side, perimeter walls to the remaining elevations and the rest is mainly decorative stones.

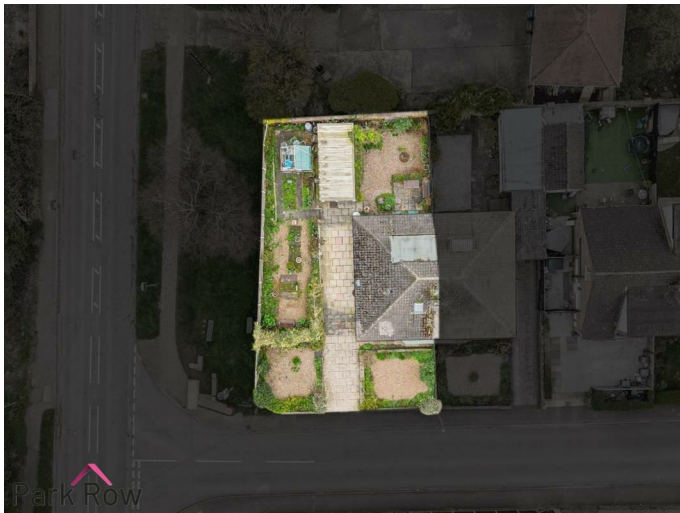


## GARAGE

19'3" x 8'8" (5.89 x 2.66)

Accessed via the electric controlled up and over door from the driveway and includes; space for storage and a window to the side elevation.

## AERIAL



## 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

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

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



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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.



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**Approximate total area<sup>(1)</sup>**  
603 ft<sup>2</sup>  
56.1 m<sup>2</sup>

**Reduced headroom**  
5 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

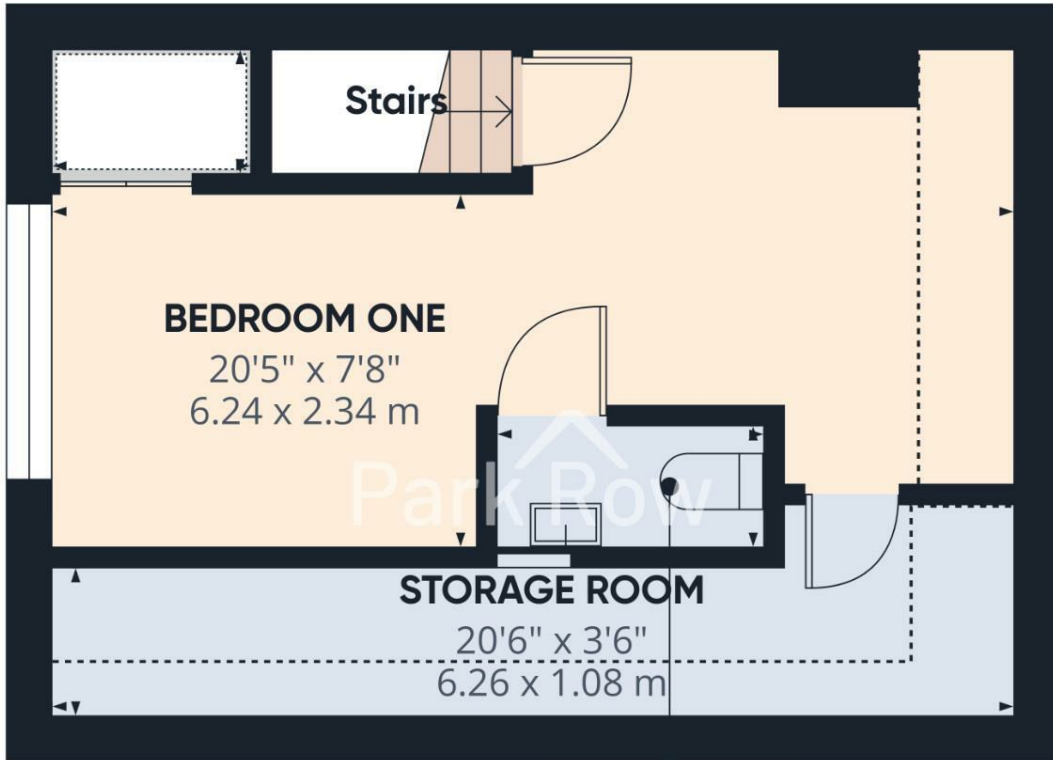
Reduced headroom  
----- Below 5 ft/1.5 m

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



**Approximate total area<sup>(1)</sup>**  
255 ft<sup>2</sup>  
23.7 m<sup>2</sup>

**Reduced headroom**  
55 ft<sup>2</sup>  
5.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

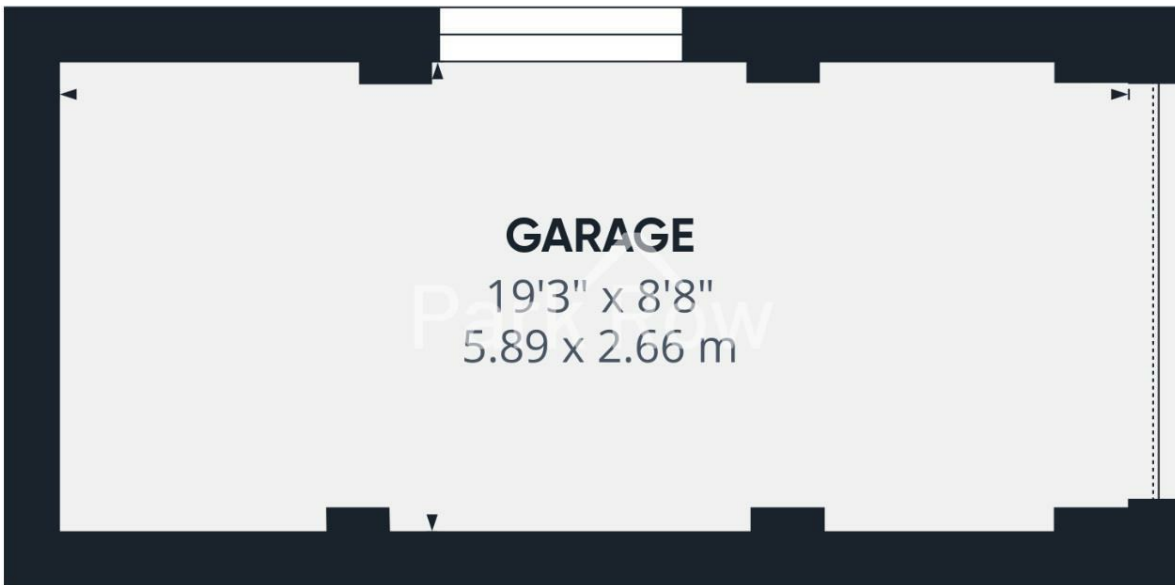
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.


GIRAFFE360



Floor 1 Building 1







**Approximate total area<sup>(1)</sup>**  
167 ft<sup>2</sup>  
15.5 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.

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**GARAGE**  
19'3" x 8'8"  
5.89 x 2.66 m

Floor 0 Building 2



**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(21-24) <b>A</b>		
	(81-91) <b>B</b>				(25-27) <b>B</b>		
	(69-80) <b>C</b>				(28-30) <b>C</b>		
	(54-68) <b>D</b>				(31-34) <b>D</b>		
	(49-53) <b>E</b>				(35-38) <b>E</b>		
	(27-48) <b>F</b>				(39-45) <b>F</b>		
Not energy efficient - higher running costs	(1-26) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(46-49) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
			61			70	74