

Park Row



Corn Mill Court, Sherburn In Elmet, Leeds, LS25 6PH

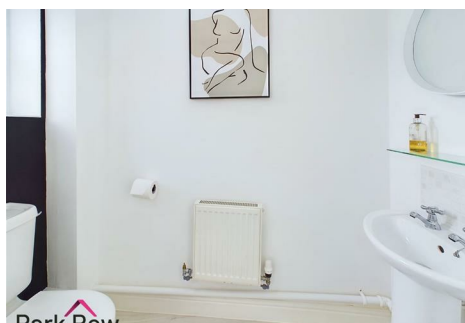
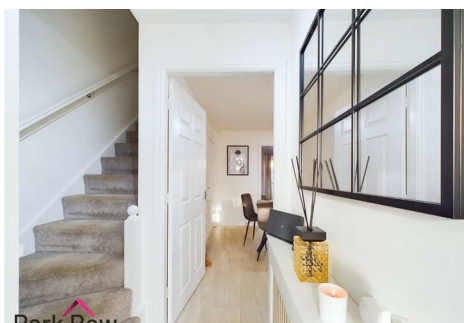
Offers In Excess Of £220,000



IDEAL FOR FIRST TIME BUYERS**BEAUTIFULLY PRESENTED**MID TERRACE**THREE BEDROOMS**DOWNSTAIRS W/C**ENSUITE TO BEDROOM ONE**RECENTLY LAID STONE PATIO/ASTRO TURF TO THE REAR GARDEN**PARKING FOR ONE VEHICLE**

Nestled in the charming area of Corn Mill Court, Sherburn In Elmet, this beautifully presented mid-terrace house is an ideal opportunity for first-time buyers seeking a modern and comfortable home. The property boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The master bedroom benefits from an ensuite bathroom, adding a touch of luxury and convenience to your daily routine. The ground floor features a welcoming reception room, perfect for relaxation or entertaining friends and family. Additionally, a downstairs W/C enhances the practicality of the layout, making it easy for guests to access without needing to venture upstairs. Step outside to discover a recently laid stone patio and astro turf in the rear garden, creating a low-maintenance outdoor space that is perfect for enjoying sunny days or hosting barbecues. This delightful garden area offers a serene retreat from the hustle and bustle of daily life. For those with vehicles, the property includes parking for one vehicle, ensuring that you have a convenient place to leave your car. With its modern amenities and thoughtful design, this mid-terrace house in Sherburn In Elmet is not just a property; it is a place to call home. Don't miss the chance to make this lovely residence 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!



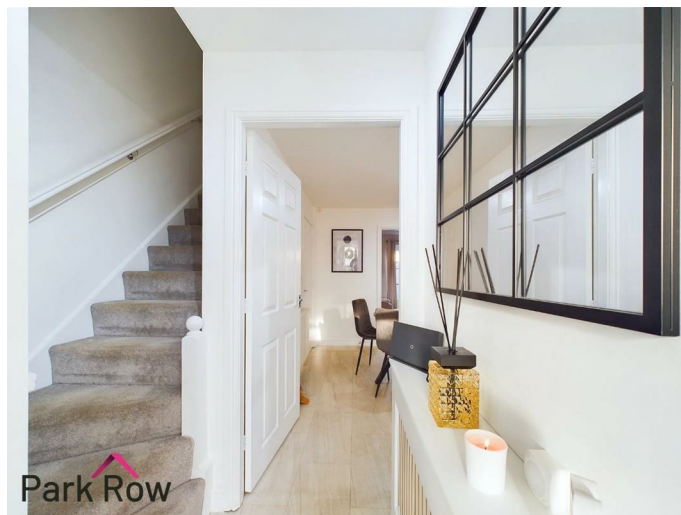
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with a glass panel within and a courtesy light above which leads into:

ENTRANCE HALLWAY

3'2" x 9'7" (0.99 x 2.94)



Stairs which lead up to the first floor accommodation, central heating radiator and internal doors which lead into;

DOWNSTAIRS W/C

2'11" x 6'6" (0.90 x 2.00)



Obscure double glazed window to the front elevation and includes a white suite comprising: close coupled w/c, handbasin with chrome taps over and tiled splashback plus a central heating radiator.

KITCHEN/DINER

11'5" x 16'4" (3.48 x 4.99)



Double glazed window to the front elevation, wall and base units in a light grey finish with square edge worktops, single stainless steel drainer sink with chrome mixer tap over, built in hob with extractor over and built in oven below, space and plumbing for washing machine, space for freestanding fridge/freezer, central heating radiator, spotlights to the ceiling, space for dining table and chairs, an internal door which leads into an understairs storage cupboard and a further internal door which leads into;





radiator, broadband points and double glazed double doors which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

3'4" x 9'0" (1.03 x 2.76)

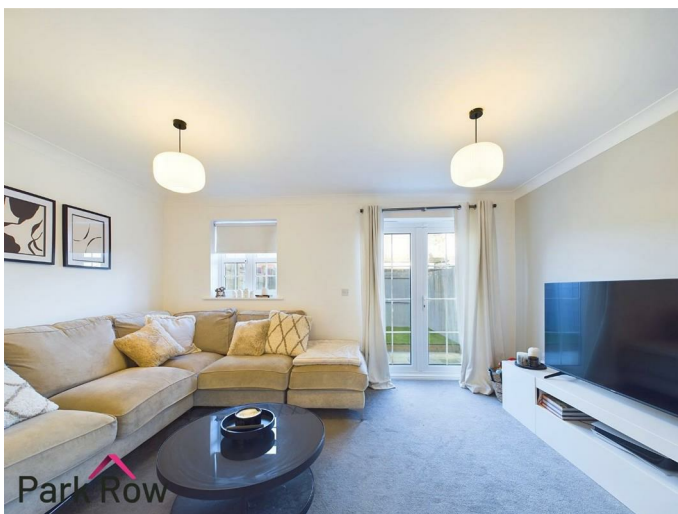
Loft access and internal door leads into storage cupboard and has further internal doors leading off:

BEDROOM ONE

11'5" x 9'9" (3.48 x 2.99)

LOUNGE

14'6" x 10'4" (4.42 x 3.17)



Double glazed window to the rear elevation, central heating



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

ENSUITE

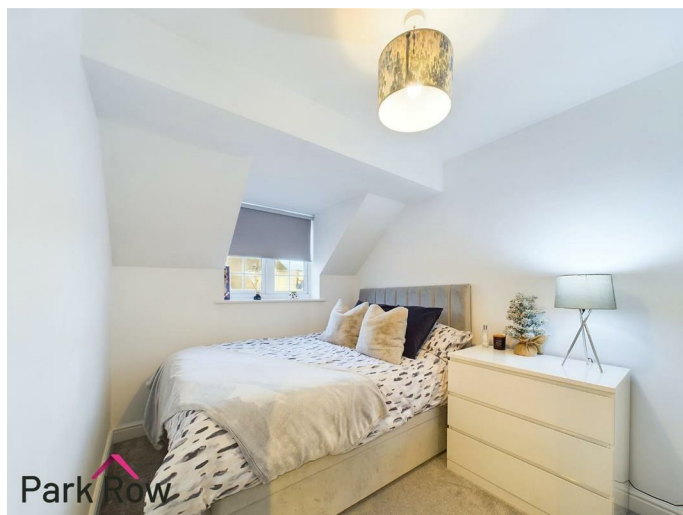
6'5" x 6'6" (1.96 x 2.00)



Obscure double glazed window to the front elevation and includes a white suite comprising: shower cubicle with a mains shower over and glass shower screen, close coupled w/c, handbasin with chrome tap over and vanity unit below with space for storage, extractor fan to wall, shaver point, chrome heated towel rail, fully tiled to all walls and has a tiled floor.

BEDROOM TWO

7'8" x 10'10" (2.36 x 3.31)



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

BEDROOM THREE

6'5" x 10'8" (1.98 x 3.27)



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

FAMILY BATHROOM

7'9" x 6'0" (2.37 x 1.85)



Includes a white suite comprising: panel bath with chrome taps over, close coupled w/c, pedestal handbasin with chrome taps over and has a mirror above with LED lights, central heating radiator and is half tiled to all walls.



REAR



EXTERIOR

FRONT



To the front of the property is a tarmacked parking space for one vehicle and a block paved footpath which leads to the front entrance door.

Accessed via the double doors in the lounge where you will step out onto; recently laid stone patio with space for seating, step up leads to a recently laid Astro turfed lawn and 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 :

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

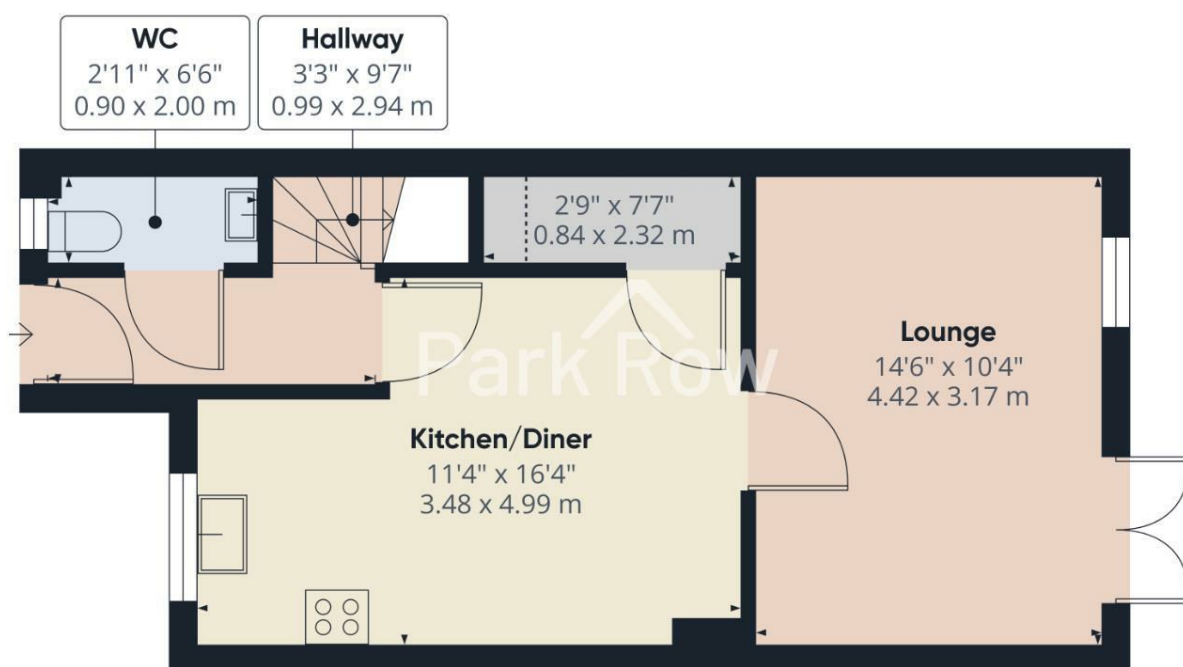
PONTEFRACT - 01977 791133

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.



Floor 0

Approximate total area⁽¹⁾
406.45 ft²
37.76 m²

Reduced headroom
3.11 ft²
0.29 m²

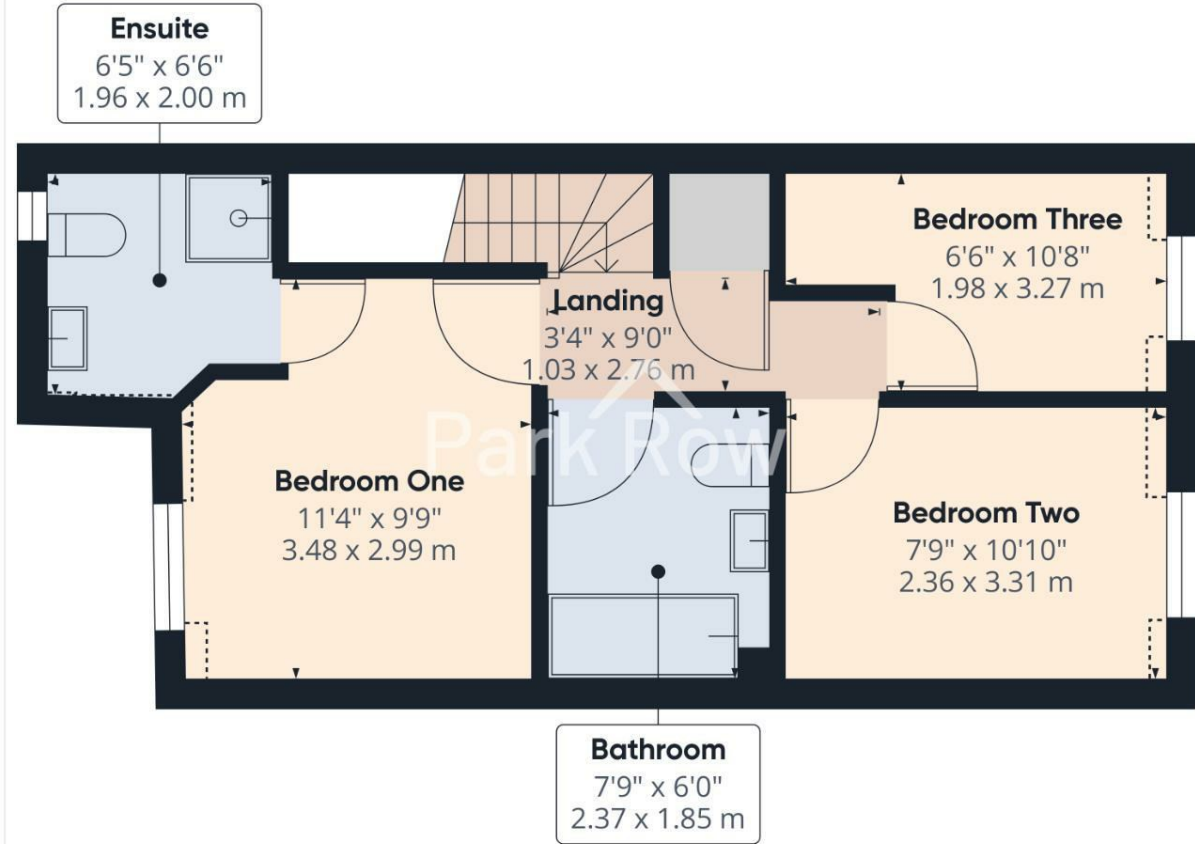
(1) Excluding balconies and terraces

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 1



Approximate total area⁽¹⁾
371.68 ft²
34.53 m²

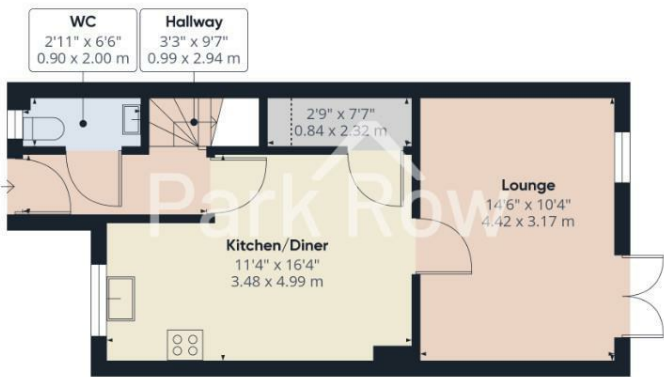
Reduced headroom
7.43 ft²
0.69 m²

(1) Excluding balconies and terraces

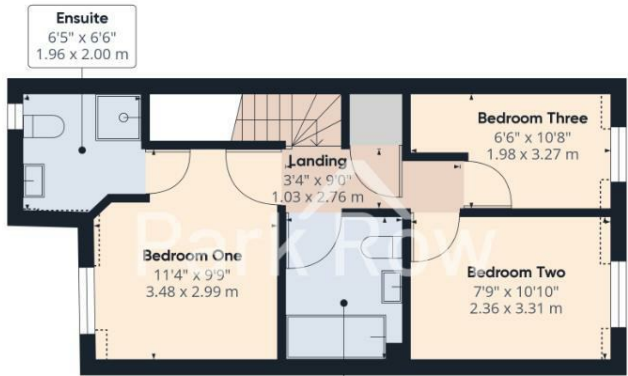
Reduced headroom
Below 5 ft/1.5 m

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Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾

778.13 ft²
72.29 m²

Reduced headroom

10.54 ft²
0.98 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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Calculations are based on RICS IPMS 3C standard.

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