Park Row

The proactive estate agent



Meadow Brown Road, Sherburn In Elmet, Leeds, LS25 6GY

Offers In The Region Of £475,000

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** DETACHED FAMILY HOME ** FIVE BEDROOMS ** 20 SOLAR PANELS WITH BATTERY STORAGE SYSTEM ** AIR CONDITIONING ** EV CAR CHARGER ** DRIVEWAY PARKING ** DETACHED GARAGE ** TWO RECEPTION ROOMS ** DOWNSTAIRS W/C ** EN-SUITE ** ENCLOSED REAR GARDEN ** OPEN PLAN KITCHEN/DINING ROOM ** UTILITY ROOM **

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!







INTRODUCTION

Nestled in a secluded position on the charming estate of Hodgsons Gate, Sherburn In Elmet, this impressive detached family home offers a perfect blend of modern living and comfort. Spanning an expansive 1,664 square feet, the property boasts five well-appointed bedrooms, including a master suite with an en-suite bathroom, ensuring ample space for family and guests alike.

The heart of the home is undoubtedly the open-plan kitchen and dining area, which features bi-fold doors that seamlessly connect the indoor space to the rear garden, creating an ideal setting for entertaining or enjoying family meals. The two reception rooms provide versatility, with one serving as a welcoming lounge and the other offering the potential to be a playroom, office, or snug, catering to your family's needs.

This high-spec residence is equipped with modern conveniences, including air conditioning on both the ground and first floors, ensuring comfort throughout the seasons. The property also features 20 solar panels, owned outright, which come with battery storage system, promoting energy efficiency and sustainability. An electric vehicle charger is conveniently installed in the driveway, making it an excellent choice for eco-conscious buyers.

Additional highlights include a stylish modern bathroom upstairs, a convenient downstairs w/c, and a detached garage that offers extra storage space. With parking for multiple vehicles and situated in a family-friendly estate, this home is perfect for those seeking a blend of luxury and practicality in a desirable location. Don't miss the opportunity to make this exceptional property your new family haven.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a pink composite door with a double glazed obscure window within which leads into;

HALLWAY

6'8" x 15'9" (2.04 x 4.82)



Stairs which lead up to the first floor accommodation, Karndean LVT flooring, under-stairs storage cupboard, decorative panelling to the walls, a central heating radiator and internal doors which lead into;



SNUG
10'7" x 9'3" (3.25 x 2.84)



A double glazed bay-window to the front elevation, built in window seat with space for storage, Karndean LVT flooring, a wired internet connection point and a central heating radiator.



LOUNGE
9'10" x 18'9" (3.02 x 5.73)



A double glazed bay-window to the front elevation, two central heating radiators, Karndean LVT flooring, air-con unit to the wall and a built in media wall with space and electrics for a TV, storage space within cupboards and on shelves plus a tiled fireplace section with space for a decorative fire.



KITCHEN/DINING ROOM
28'3" x 10'4" (8.62 x 3.17)



A double glazed window to the rear elevation, grey shaker style base and wall units surrounding, marble effect laminate worktop, ceramic one and a half sink with a drainer and chrome taps over, integrated double oven, integrated dish washer, integrated fridge/freezer, tiled back splash, Karndean LVT flooring, two central heating radiators, electrics for a wall mounted TV, double glazed bi-fold doors which lead out to the rear garden and an open doorway which leads through to;







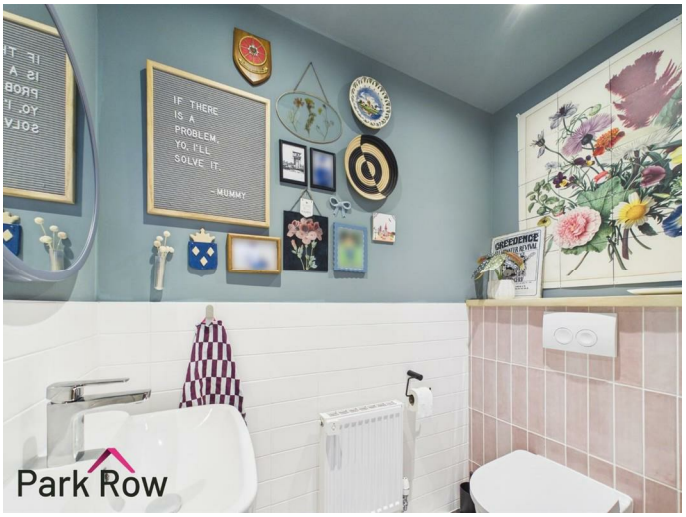
UTILITY ROOM
6'11" x 6'3" (2.11 x 1.92)



A composite door with an obscure double glazed window

within which leads out to the side elevation, grey shaker-style wall and base units, wooden effect worktop, space and plumbing for a washing machine and a dishwasher, a central heating radiator and a door which leads into;

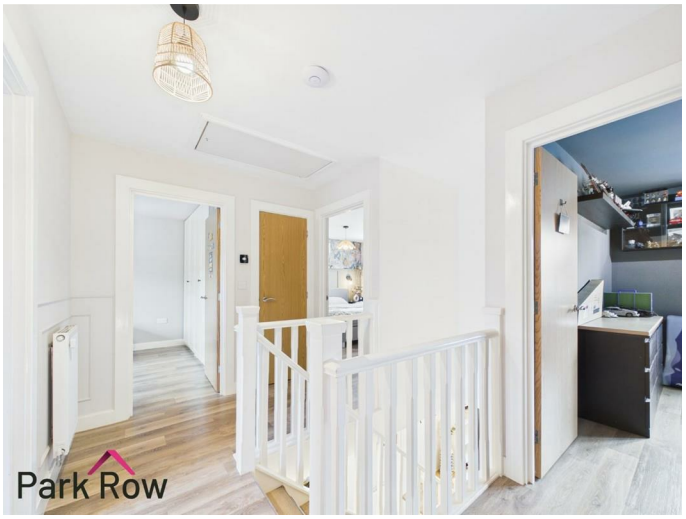
W/C
3'6" x 5'6" (1.07 x 1.70)



A close coupled w/c with a concealed cistern and a push button flush set within a pink tiled unit, a pedestal hand basin with chrome taps over, half tiled walls and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING
10'11" x 7'2" (3.33 x 2.19)



Central heating radiator, cupboard with space for storage and internal doors which lead into;

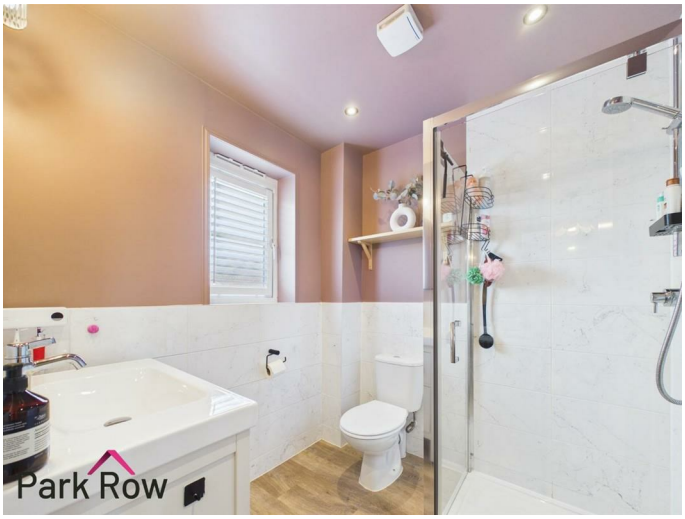
BEDROOM ONE
10'2" x 11'1" (3.10 x 3.39)



Double glazed window to the front elevation, central heating radiator, air conditioning unit, a wired internet connection point, built in white shaker style wardrobes and a door which leads into;

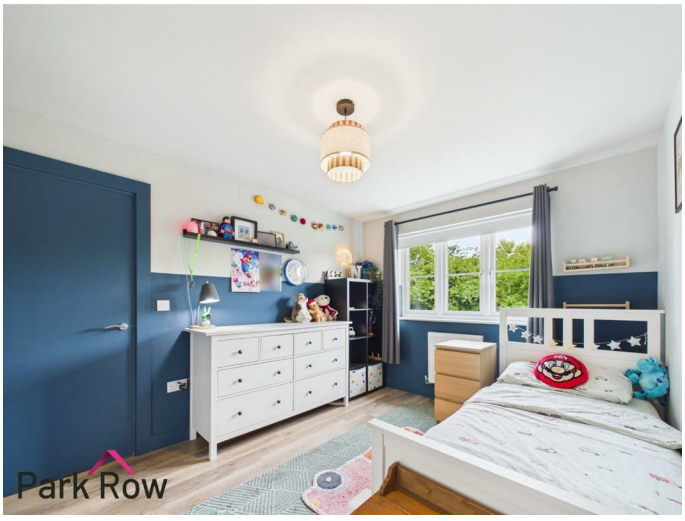


EN-SUITE
6'7" x 6'6" (2.01 x 1.99)



Double glazed obscure window to the front elevation and includes; a close coupled w/c, a hand basin with chrome taps over set within a unit with space for storage, a fully tiled corner mains shower with a glass shower screen, a chrome towel radiator and half tiled walls.

BEDROOM TWO
9'6" x 12'0" (2.91 x 3.67)



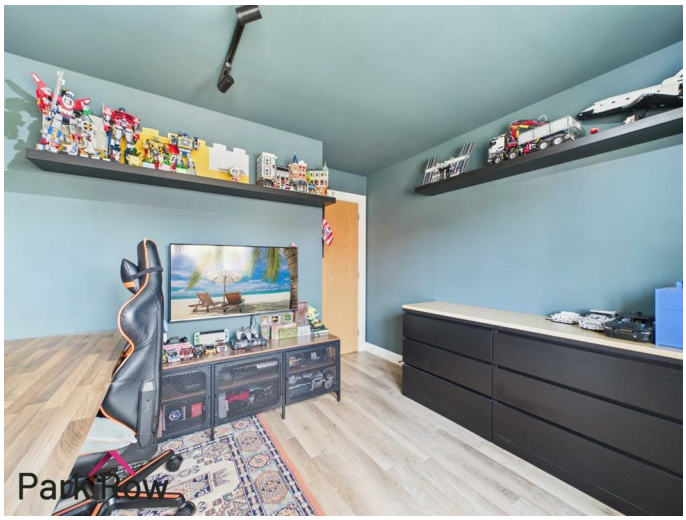
Double glazed window to the rear elevation, central heating radiator and built in white shaker style wardrobes.



BEDROOM THREE
11'0" x 9'6" (3.36 x 2.92)



Double glazed window to the front elevation, a central heating radiator and a wired internet connection point.



BEDROOM FOUR
10'9" x 7'6" (3.29 x 2.30)



Double glazed window to the rear elevation, a central heating radiator and a wired internet connection point.



BEDROOM FIVE
7'3" x 11'2" (2.21 x 3.41)



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

BATHROOM
7'1" x 5'6" (2.16 x 1.70)



Includes; a hand basin with chrome taps over set within a unit with space for storage, a panel bath with an electric shower over and a glass shower screen, a close coupled w/c and a chrome towel radiator.

EXTERIOR

FRONT



To the left of the property there is a tarmac driveway with parking space for multiple cars, EV car charger, a paved pathway which leads to the entrance door and down the side of the property to the rear garden, outdoor power socket, perimeter fencing to the right hand side, a border filled with decorative stones, borders filled with mature shrubs and the rest is mainly lawn



REAR



Accessed via the wooden gates at either side of the property, the side door in the kitchen and the bifold doors in the kitchen where you will step out onto; a paved area with ample space for seating, wooden pergola, a vegetable patch with raised wooden planters, perimeter raised wooden planting spanning across the full width of the property, a paved pathway which leads to the back of the garage, perimeter wooden fencing to all three sides and the rest is mainly lawn.





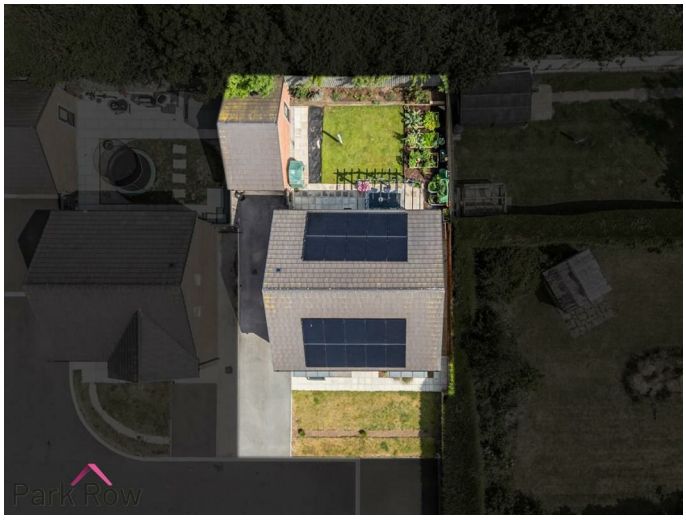


GARAGE

10'8" x 20'2" (3.26 x 6.17)

Accessed via the black up and over door from the driveway or the black composite door from the rear garden, includes; power, lighting, a wired internet connection point and space for storage.

AERIAL PHOTO



HEATING AND APPLIANCES

The heating system and any appliances 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.

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 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
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

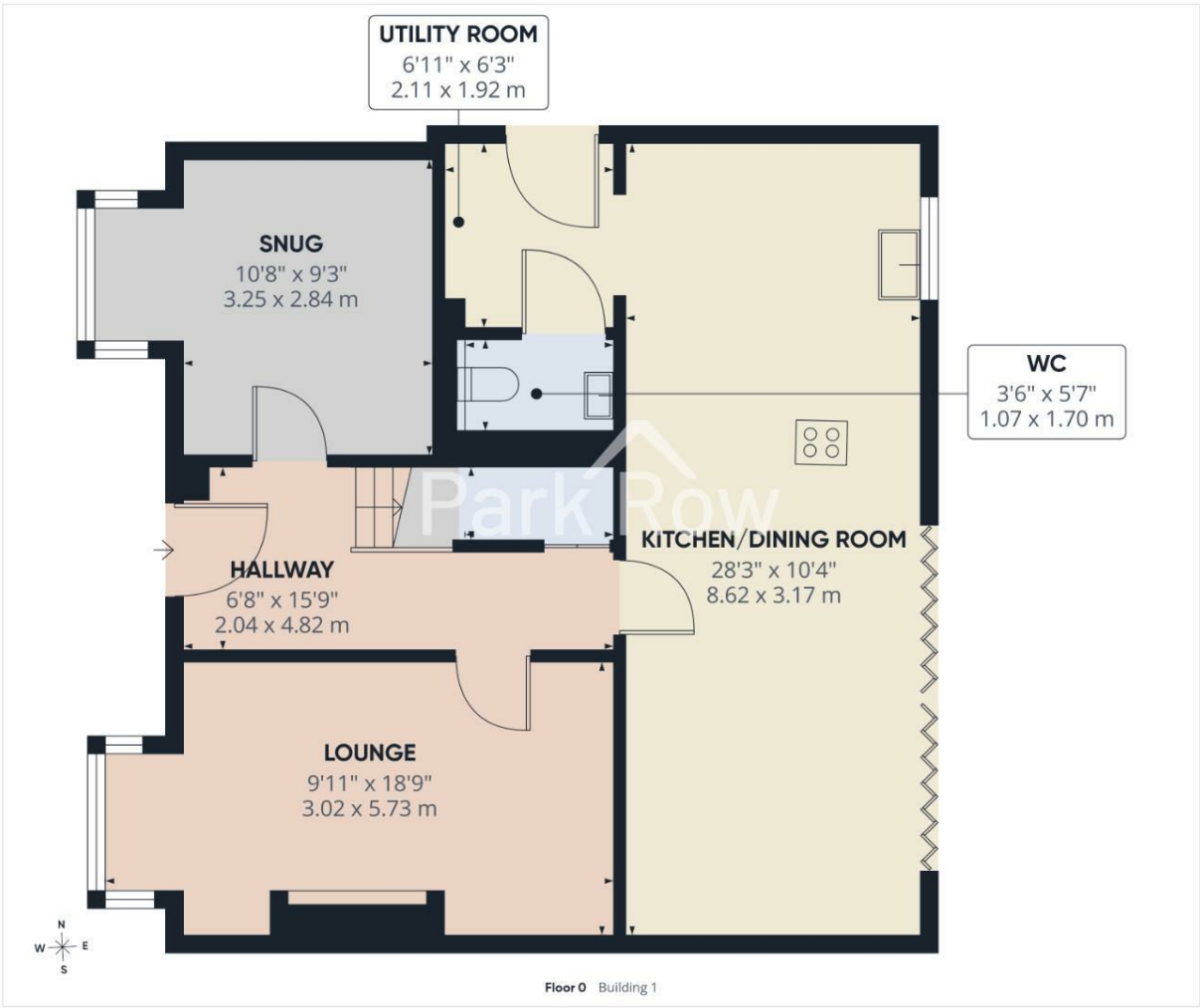
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: E

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.

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.



Park Row

Approximate total area(1)

757 ft²

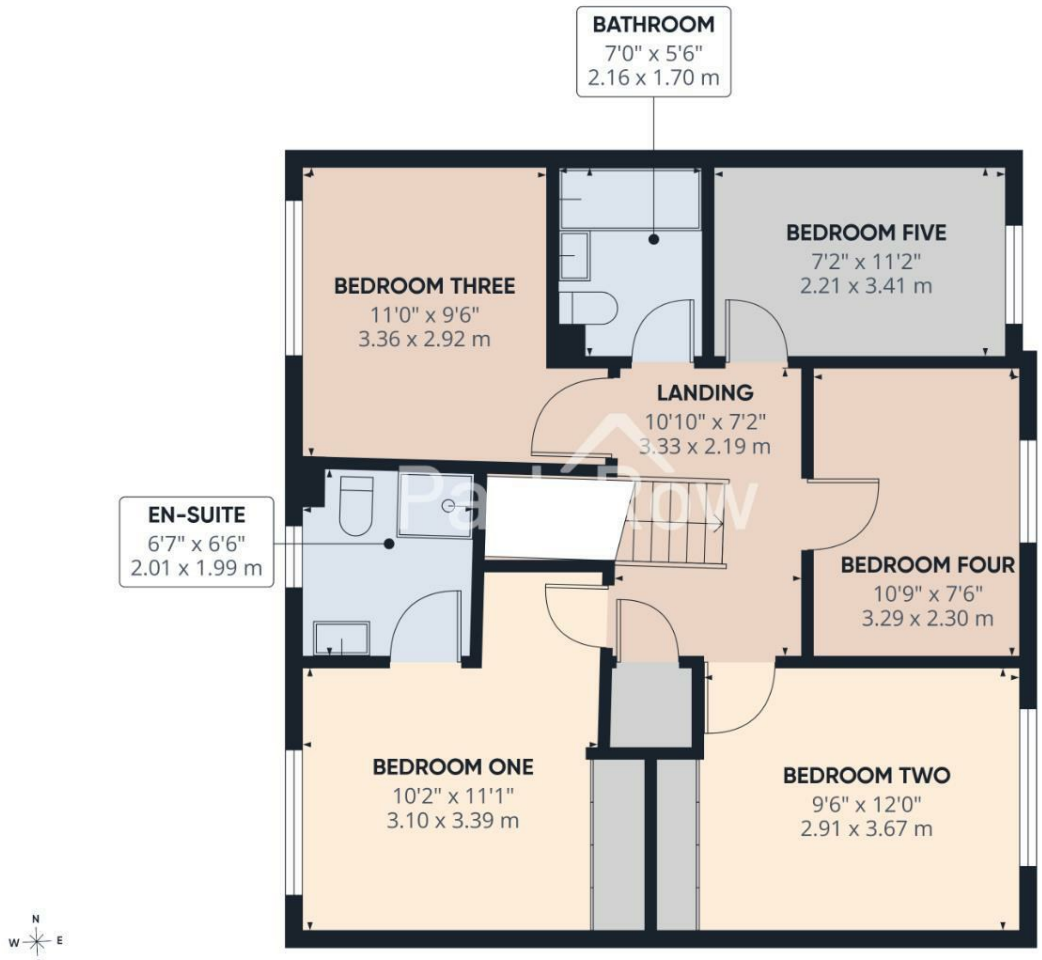
70.5 m²

(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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Floor 1 Building 1

Park Row

Approximate total area(1)

692 ft²

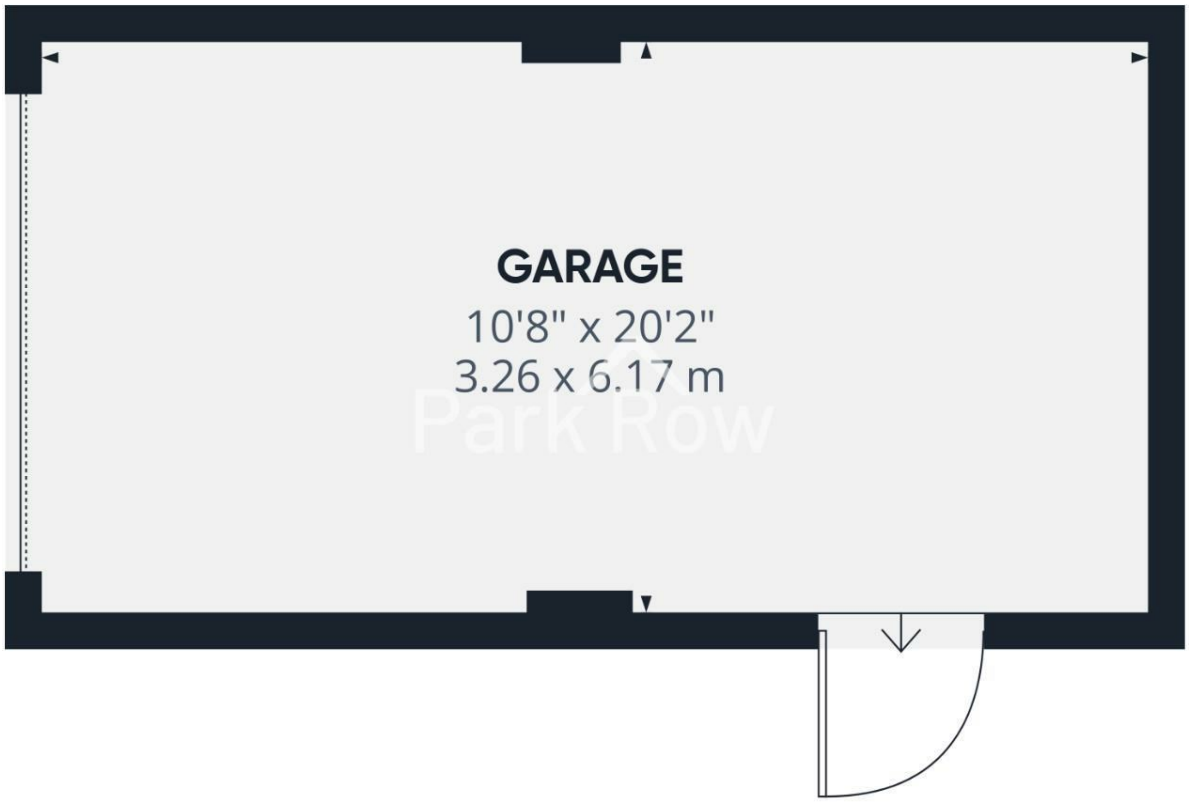
64.1 m²

(1) Excluding balconies and terraces

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Floor 0 Building 2

Park Row

Approximate total area(1)

215 ft²

20 m²

(1) Excluding balconies and terraces

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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Park Row

Approximate total area(1)

1664 ft²

154.6 m²

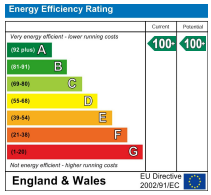
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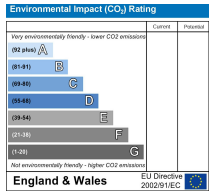
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