

# Park Row



**Bramble Court, Sherburn In Elmet, Leeds, LS25 6ND**

**Offers In Excess Of £280,000**



\*\*THREE BEDROOM DETACHED PROPERTY\*\*NEWLY WINDOWS & DOORS\*\*NEWLY FITTED SOFFITS AND FACIAS\*\*NEWLY FITTED KITCHEN\*\*NEWLY FITTED BATHROOM AND DOWNTAIRS W/C\*\*NEWLY FITTED CARPETS AND FLOORCOVERINGS THROUGHOUT\*\*GARAGE & PARKING\*\*READY TO MOVE INTO\*\*

Welcome to this charming three-bedroom detached house located in the desirable area of Bramble Court, Sherburn In Elmet, Leeds. Spanning an impressive 853 square feet, this property offers a perfect blend of comfort and modern living. As you enter, you are greeted by a spacious reception room, ideal for both relaxation and entertaining guests. The well-appointed newly fitted kitchen provides ample space for culinary adventures, while the three bedrooms offer a peaceful retreat for family members or guests. The newly fitted bathroom is conveniently located, ensuring ease of access for all.

One of the standout features of this home is the newly installed windows, which not only enhance the property's aesthetic appeal but also improve energy efficiency, keeping your home warm and inviting throughout the year. It also has newly fitted floor coverings throughout.

Outside, you will find generous parking space for up to four vehicles, a rare find that adds to the convenience of this property. The surrounding area is known for its friendly community and excellent local amenities, making it an ideal location for families and professionals alike.

This delightful detached house in Sherburn In Elmet presents a wonderful opportunity for those seeking a comfortable and stylish home. Do not miss the chance to make this property 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 FRIDAY AND 1.00PM SATURDAYS



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a new grey composite entrance door with two obscure glass panels which leads into:

### PORCH

4'11" x 3'10" (1.52 x 1.17)

Central heating radiator, internal door which leads into the inner hallway and a door which leads into:

### DOWNSTAIRS W/C

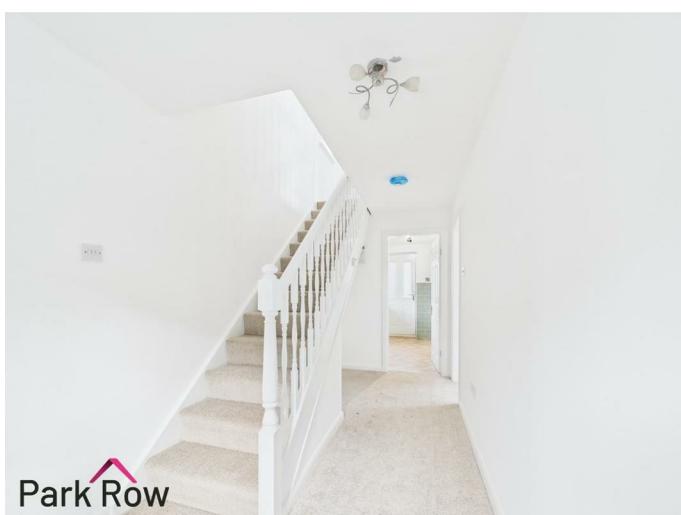
3'6" x 4'11" (1.09 x 1.52)



Obscure double glazed window to the front elevation and includes a newly fitted white suite comprising; close coupled w/c set within a grey gloss unit, handbasin with chrome tap over and grey gloss vanity unit below and has a chrome heated towel rail.

### ENTRANCE HALLWAY

14'10" x 6'5" (4.53 x 1.98)



Double glazed window to the side elevation, central heating

radiator, stairs leading to first floor accommodation and doors which lead into;

### OPEN PLAN LOUNGE/DINER/KITCHEN

10'9" x 24'2" (3.28 x 7.37)



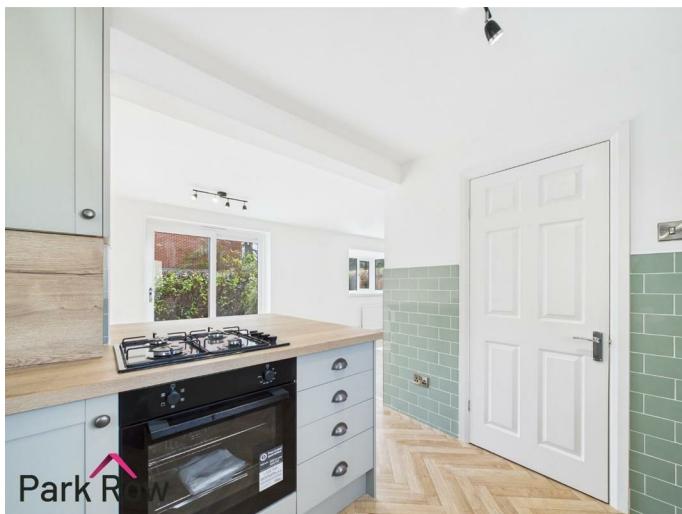
Bay style double glazed window to rear elevation, central heating radiator, gas fire set within a white surround and an opening which leads directly into:

### KITCHEN

8'9" x 8'9" (2.69 x 2.68)



Double glazed window to the front elevation, Double glazed patio doors which lead to the rear elevation and a double glazed external door with glass panel inserts which leads to the side elevation, newly fitted wall and base units in a light sage green shaker style finish, square edge worktops, tiled splashback, four ring gas hob with electric oven underneath, space and plumbing for a washing machine, single drainer sink with black mixer tap over, central heating radiator, space and plumbing for freestanding fridge/freezer and an internal door which leads into the hallway.



**BEDROOM ONE**  
10'8" x 11'3" (3.27 x 3.45)



## FIRST FLOOR ACCOMMODATION

### LANDING

8'4" x 6'6" (2.55 x 1.99)

Double glazed window to front elevation and doors which lead into;

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

**BEDROOM TWO**  
9'3" x 12'5" (2.84 x 3.81)



Double glazed window to the rear elevation, central heating radiator and has loft access.

## BEDROOM THREE

9'3" x 8'0" (2.83 x 2.44)



Double glazed window to the side elevation, door leads into storage cupboard and a central heating radiator.

## FAMILY BATHROOM

5'7" x 6'6" (1.71 x 2.00)



Obscure double glazed window to side elevation and includes a newly fitted white suite comprising: P-shaped bath with black taps over and mains shower above with glass shower screen. grey gloss vanity unit with built in handbasin with black tap over and low level w/c, spotlights to the ceiling, black matt heated towel rail and is fully tiled to all walls.

## EXTERIOR

## FRONT



Block paved driveway with space for parking which leads down the side of the property to a detached garage and a pedestrian footpath which leads to the front entrance door.



## REAR



Accessed via the side of the property or through the patio doors in the kitchen where you will step out onto; a paved area with space for seating, perimeter hedging to all three sides and the rest is mainly lawn.



## GARAGE

Accessed via an up and over door and includes storage space.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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: 4G/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, Wed, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

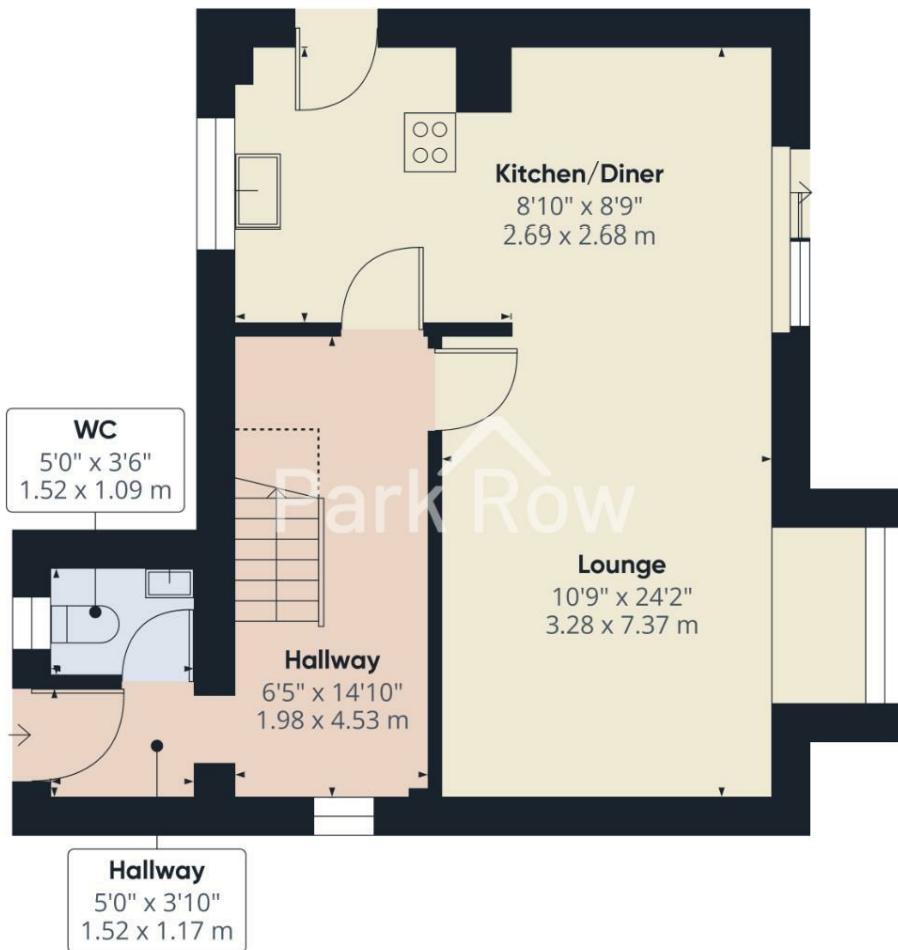
Sunday - Closed

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.

Park Row

Approximate total area<sup>(1)</sup>  
456.06 ft<sup>2</sup>  
42.37 m<sup>2</sup>

Reduced headroom  
6 ft<sup>2</sup>  
0.56 m<sup>2</sup>

(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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Park Row

**Bathroom**  
6'6" x 5'7"  
2.00 x 1.71 m

**Landing**  
6'6" x 8'4"  
1.99 x 2.55 m

**Bedroom Three**  
7'11" x 9'3"  
2.44 x 2.83 m

**Bedroom One**  
10'8" x 11'3"  
3.27 x 3.45 m

**Bedroom Two**  
9'3" x 12'6"  
2.84 x 3.81 m

Floor 1

Approximate total area<sup>(1)</sup>  
381.26 ft<sup>2</sup>  
35.42 m<sup>2</sup>

(1) Excluding balconies and terraces

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