Park Rôw

Low Garth Road, Sherburn In Elmet, Leeds, LS25 6DH

By Auction £185,000

4 2 1 D

STARTING BID £185,000LINK-DETACHED**FOUR BEDROOMS**PARKING**GARDENS**IMMEDIATE "EXCHANGE OF CONTRACTS" AVAILABLE**SOLD VIA "SECURE SALE"**BAGS OF POTENTIAL**
Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £185,000
Situated in the ideal location for growing families in the popular village of Sherburn in Elmet, this link-detached home with bags of potential includes: parking, gardens to the front and the rear, downstairs shower room and has potential for much more!
EPC Rating D Council Tax Band D - Selby District Council
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 THURSDAY, 5.30 FRIDAYS, AND 1.00 SATURDAYS.

GROUND FLOOR ACCOMMODATION

ENTRANCE
Enter through a black uPVC door with two glass side panels which leads into;

ENTRANCE HALLWAY
uPVC double glazed window to the side elevation and doors which lead into;

INNER HALLWAY
Stairs to first floor accommodation and doors which lead into;

LOUNGE/DINER

uPVC double glazed bay window to the front elevation, uPVC double glazed French doors to the rear elevation, two central heating radiators, coving to ceiling, television and telephone points, laminate flooring and a door which leads into

KITCHEN

uPVC double glazed window to the rear elevation, base and wall units in a light oak shaker style finish, roll edge laminate worktops, single stainless drainer sink with chrome mixer tap over, four ring gas hob with extractor over, space and plumbing for dishwasher, space for free standing fridge/freezer plus a door which leads into the rear hallway

BEDROOM FOUR

uPVC double glazed window to the front elevation, electric wall heater, laminate flooring, door leading to storage cupboard and a further door which leads into;

REAR HALLWAY

uPVC double glazed window to the rear elevation, uPVC stable door leading to the rear and internal door which leads into;

SHOWER ROOM

uPVC double glazed obscure window to the rear elevation, white suite; comprising corner shower cubicle with mains shower, wash basin plus a close coupled w/c.

FIRST FLOOR ACCOMMODATION

LANDING

uPVC double glazed full length window to side elevation, cupboard which houses the boiler and doors which lead into;

BEDROOM ONE

uPVC double glazed window to the rear elevation, central heating radiator, laminate flooring and a television point.

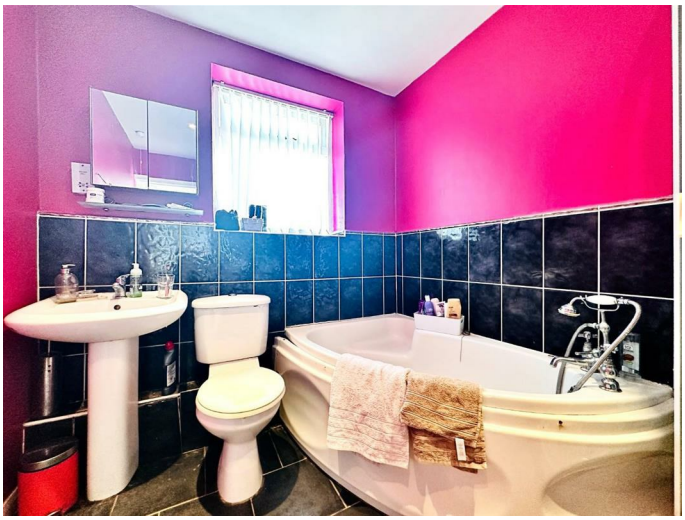
BEDROOM TWO

uPVC double glazed window to the front elevation, central heating radiator and laminate flooring.

BEDROOM THREE

uPVC double glazed window to the front elevation, central heating radiator, laminate flooring plus built in wardrobes with sliding doors.

FAMILY BATHROOM



uPVC double glazed obscure window to the rear elevation, white suite comprising; corner bath with chrome taps over and shower attachment, closed coupled w/c, pedestal hand basin with chrome tap over, corner shower cubicle with mains shower, extractor to wall, spotlights to ceiling, fully tiled around the shower cubicle and half tiled to remaining walls

EXTERIOR

FRONT

Concrete and gravel driveway which leads to the front entrance, hedging to the left hand side and low brick wall to the right, pedestrian gate to the left which leads to the rear.

REAR

Accessed via the pedestrian access gate at the side of the property, the stable door in the rear hallway or the double French doors in the dining room where you will step out onto a stone pathway with stone circle area with space for seating, the rest is mainly gravelled with paving, space for shed, outside tap, outside lighting plus wooden perimeter fencing to all the sides and rear

AGENT AUCTION INFORMATION

AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and

overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

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.

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.

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.

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.

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.

MAKING AN OFFER

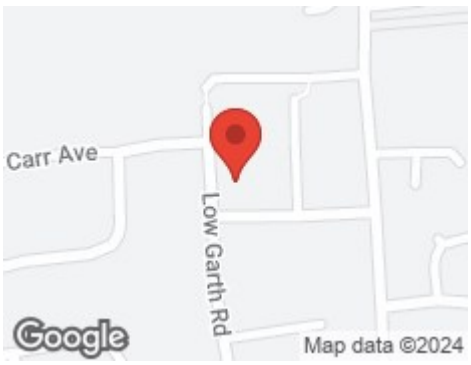
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

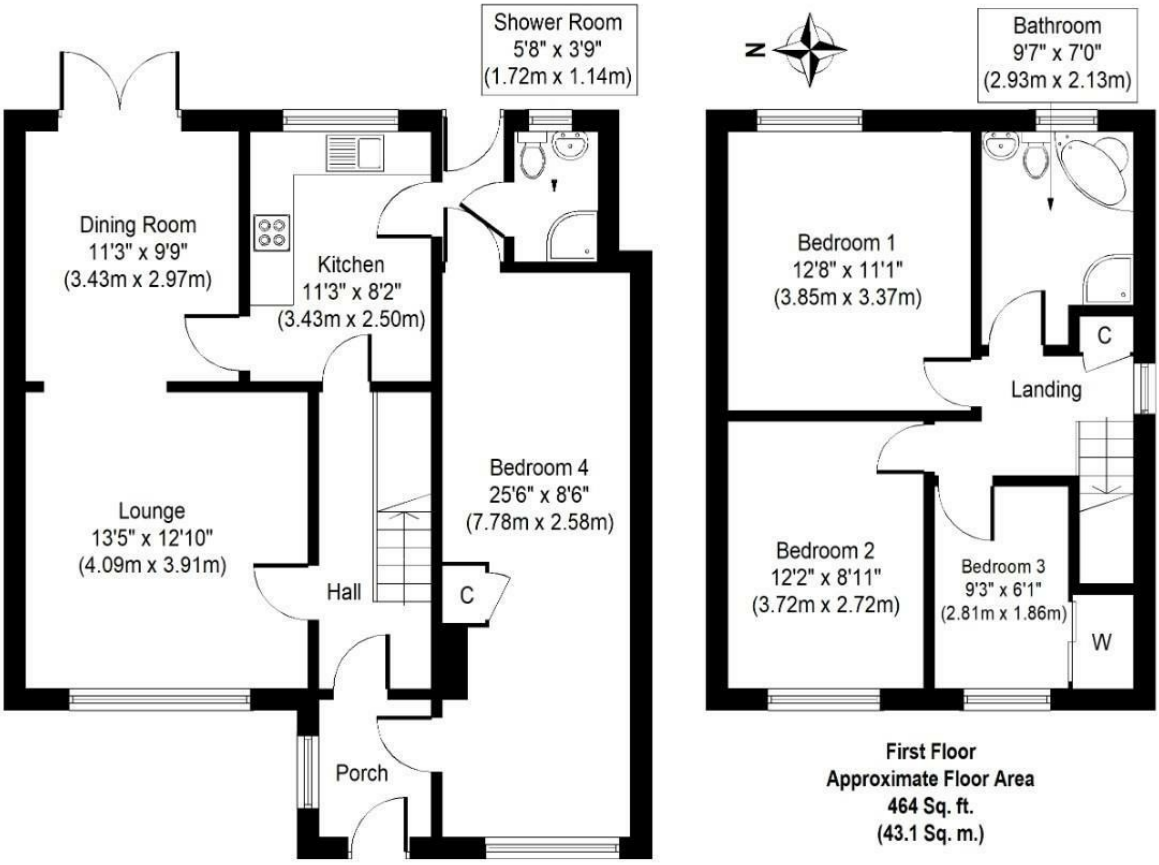
OPENING HOURS

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 & CASTLEFORD - 01757 241124 / 01977 558480
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133





Ground Floor
Approximate Floor Area
777 Sq. ft.
(72.2 Sq. m.)

First Floor
Approximate Floor Area
464 Sq. ft.
(43.1 Sq. m.)

Total Approximate Floor Area
1241 Sq. ft.
(115.3 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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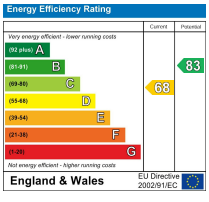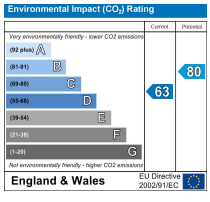
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