Park Row

The proactive estate agent



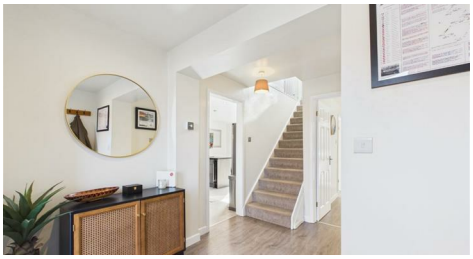
Pasture Close, Sherburn In Elmet, Leeds, LS25 6LJ

£375,000

4 2 1

DETACHED HOMEFOUR BEDROOMS**DOWNSTAIRS W/C**EN-SUITE IN MASTER BEDROOM**ENCLOSED REAR GARDEN**GARAGE**OFF-ROAD PARKING**EV CAR CHARGER**PERFECT FOR FAMILIES**IN SOUGHT AFTER VILLAGE OF SHERBURN IN ELMET**

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!







MEMBER FIA BY INVITATION ONLY FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, this delightful detached house on Pasture Close offers a perfect blend of comfort and modern living. Spanning an impressive 1,400 square feet, this spacious home features four well-appointed bedrooms, making it an ideal choice for families seeking room to grow.

Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere for both relaxation and entertaining. The property boasts two bathrooms, including an en-suite in the master bedroom, ensuring convenience and privacy for all family members. Additionally, a downstairs w/c adds to the practicality of the layout.

The exterior of the home is equally appealing, with a garage and off-road parking available for up to three vehicles, complemented by an electric vehicle charger for those with eco-friendly transport. The well-maintained garden offers a lovely outdoor space for children to play or for hosting summer gatherings.

Located in the sought-after village of Sherburn In Elmet, this property benefits from a friendly community atmosphere while still being within easy reach of local amenities and transport links. This home is not just a place to live; it is a sanctuary for families looking to enjoy a peaceful yet connected lifestyle. Do not miss the opportunity to make this wonderful property your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a wooden-style composite door with an obscure double glazed window within and two obscure double glazed windows at either side which leads into;

HALLWAY

6'3" x 10'7" (1.91 x 3.24)



Central heating radiator, stair access and internal doors which lead into;

KITCHEN

11'6" x 15'4" (3.51 x 4.69)



Double glazed window to the front elevation, central heating radiator, wood effect base and wall units, black worktop with matching kickstand, one and a half stainless steel drainer sink with a chrome mixer tap over, four ring gas hob with a built-in extractor fan over, integrated double oven, integrated wine fridge, integrated dishwasher, space and plumbing for a free standing washing machine, space and plumbing for a free standing dryer, space for a free standing fridge/freezer, double glazed sliding door which leads out to the rear garden, cupboard with space for storage and an internal door which leads into;



LOUNGE/DINING ROOM
16'9" x 24'11" (5.13 x 7.60)



Double glazed window to the front elevation, double glazed window to the rear elevation, two central heating radiators and double glazed double doors which lead out to the rear garden.





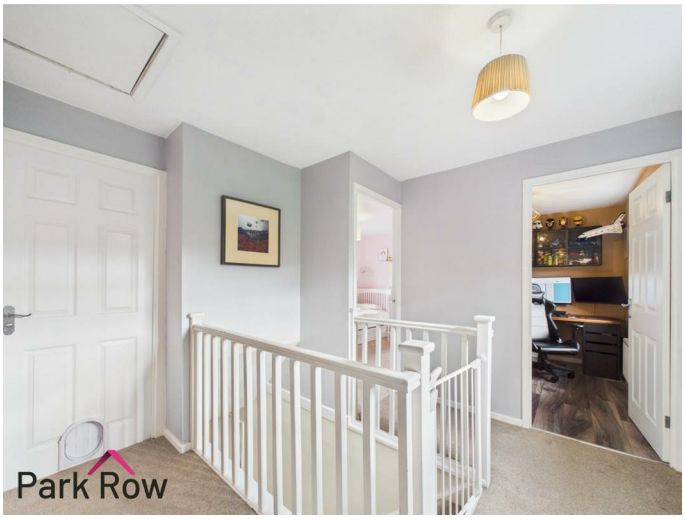
W/C
2'10" x 5'1" (0.88 x 1.57)



Central heating radiator, half wall tiling, pedestal hand wash basin and a close-coupled w/c.

FIRST FLOOR ACCOMMODATION

LANDING
9'3" x 6'5" (2.83 x 1.98)



Double glazed window to the rear elevation, loft hatch access and internal doors which lead into;

BEDROOM ONE
9'11" x 14'0" (3.03 x 4.27)



Double glazed window to the rear elevation, central heating radiator, built-in wardrobe with white wooden doors and an internal door which leads into;



EN-SUITE
3'11" x 8'5" (1.20 x 2.57)



Obscure double glazed window to the rear elevation, half wall tiling, white glossy vanity unit with space for storage, inset hand wash basin with a chrome tap over, back-to-wall w/c, white heated towel rail and a fully tiled mains shower with a glass shower screen.



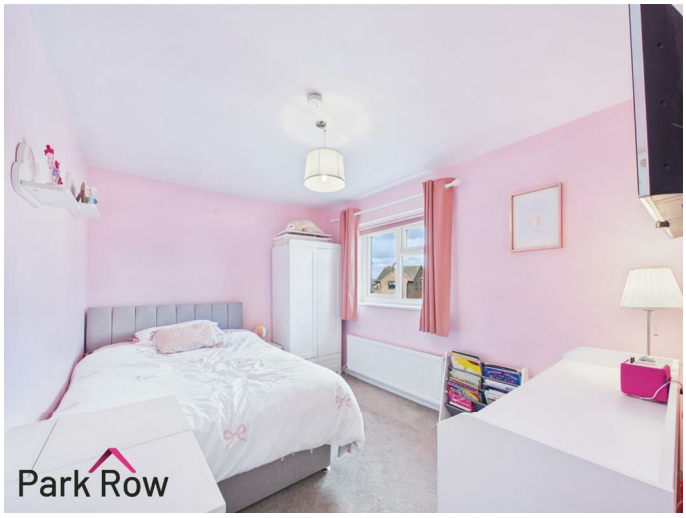
BEDROOM TWO
11'8" x 8'7" (3.57 x 2.64)



Double glazed window to the front elevation, central heating radiator and a cupboard with space for storage.

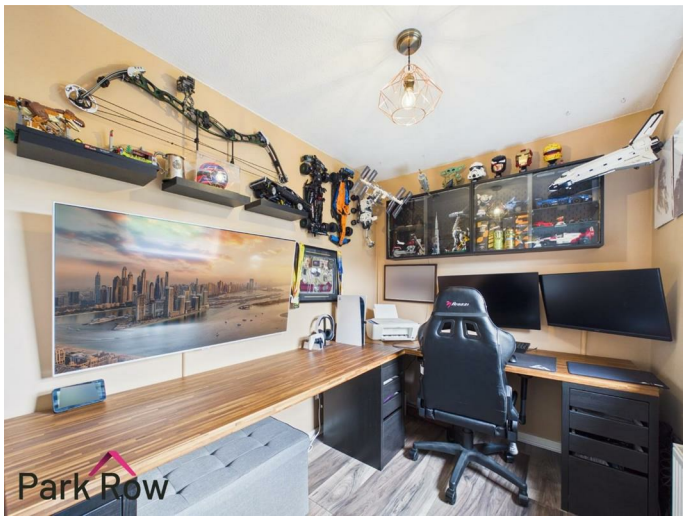


BEDROOM THREE
11'3" x 8'8" (3.45 x 2.66)



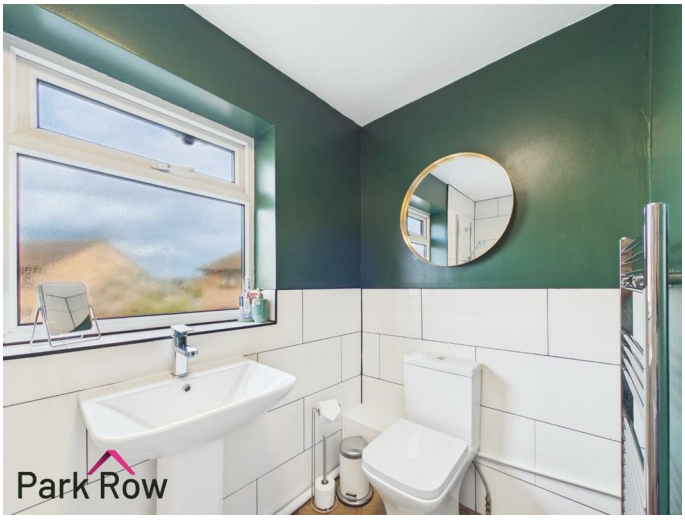
Double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR/OFFICE
8'10" x 6'6" (2.70 x 2.00)



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

BATHROOM
8'6" x 5'6" (2.60 x 1.70)



Obscure double glazed window to the front elevation, half wall tiling, pedestal hand wash basin with a chrome tap over, close-coupled w/c, chrome heated towel rail, bath with a fully tiled mains shower over and a glass shower screen.



EXTERIOR

FRONT



Tarmac driveway with space for parking of multiple vehicles, decorative stone area, EV car charger, garage access and a wooden gate which leads down to;

REAR



Accessed via the sliding door in the kitchen, double doors in the lounge/dining room and gate at the front of the property, paved area with space for seating, wooden flower bed with decorative stones within, grass area to the rest of the garden, shrubs to the rear and wooden fencing to all three sides.

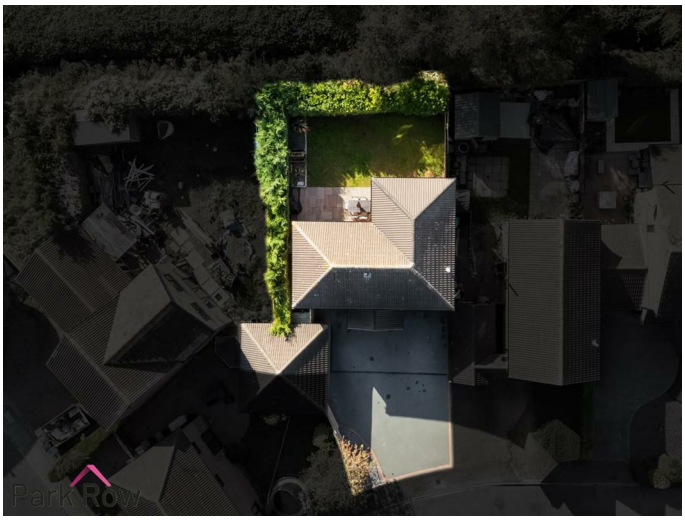


GARAGE

16'11" x 8'9" (5.17 x 2.67)

Green up-and-over door, space for storage and parking with lighting and electrics.

AERIAL PHOTO



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.

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

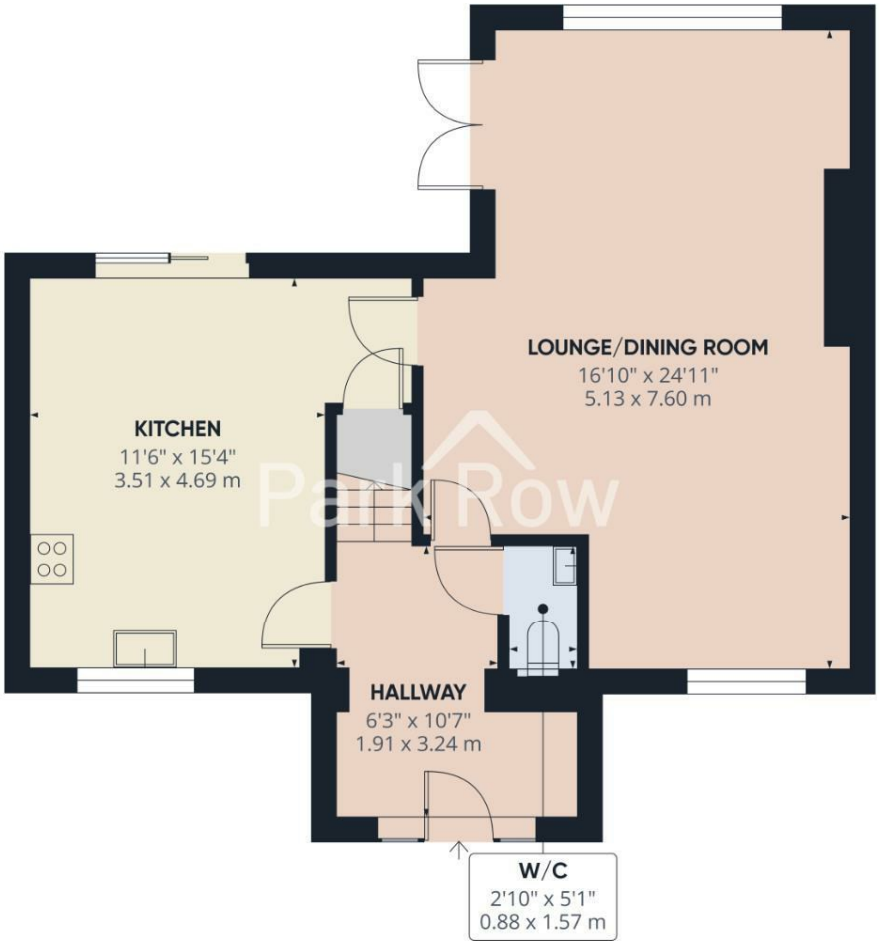
TENURE AND COUNCIL TAX

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

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 Building 1

Park Row

Approximate total area[1]

671 ft²

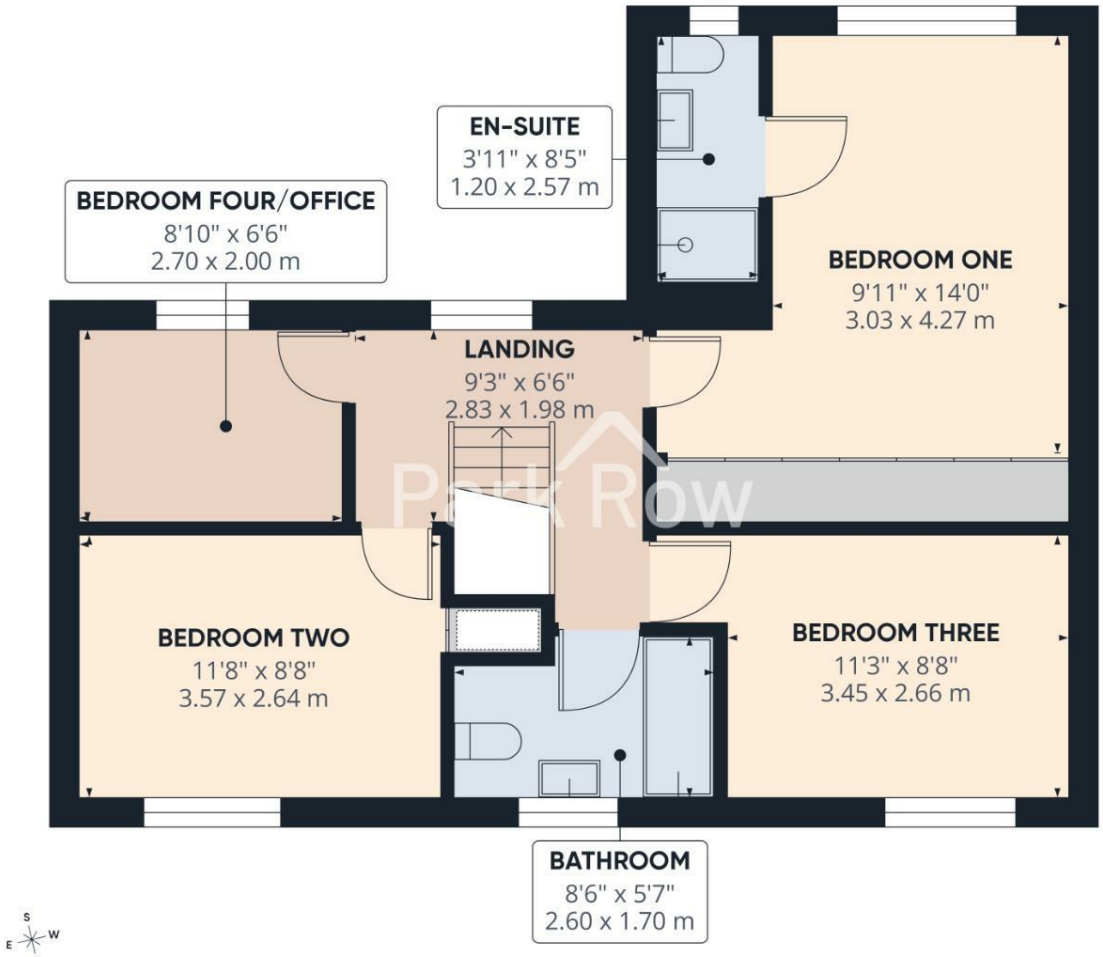
62.3 m²

(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.

GIRAFFE360

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS



Floor 1 Building 1

Park Row

Approximate total area(1)

579 ft²

53.9 m²

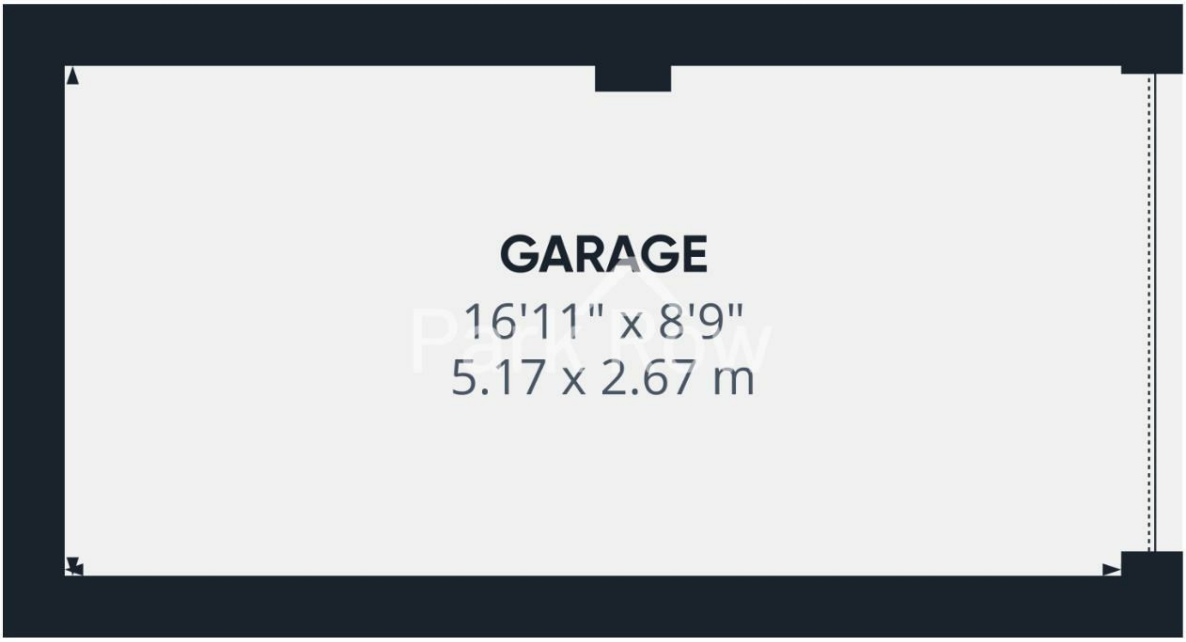
(1) Excluding balconies and terraces

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

GIRAFFE360

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Park Row



Approximate total area(1)

150 ft²

13.9 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.

GIRAFFE360

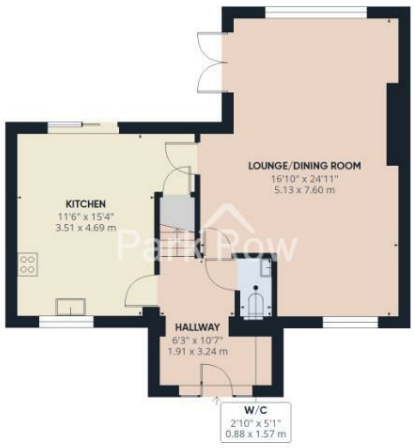
Floor 0 Building 2

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

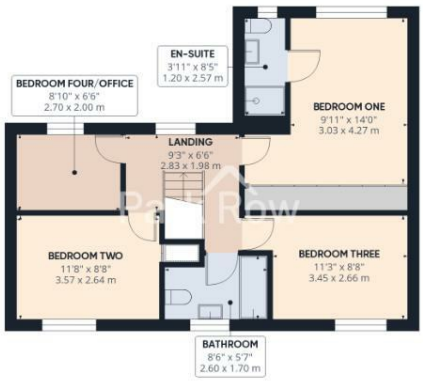








Floor 0 Building 1



Floor 1 Building 1

Park Row

Approximate total area(1)

1400 ft²

130.1 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.

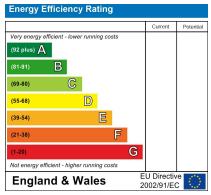
GIRAFFE360

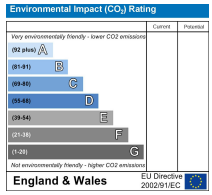


Floor 0 Building 2

T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk





MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS