



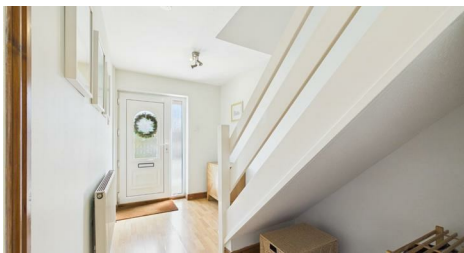
Park Avenue, Sherburn In Elmet, Leeds, LS25 6EF

Offers In Excess Of £230,000



SEMI DETACHED**THREE BEDROOMS**OFF STREET PARKING**WELL-ESTABLISHED ENCLOSED REAR GARDEN**PERFECT FOR FIRST TIME BUYERS**GREAT FOR SMALL FAMILIES**EV-CAR CHARGER**

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 on the charming Park Avenue in Sherburn In Elmet, Leeds, this well-presented semi-detached home offers a delightful living experience for first-time buyers or small families. Spanning an inviting 818 square feet, the property features three comfortable bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with family. The property boasts a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the well-established enclosed rear garden, which offers a private outdoor space for children to play or for adults to unwind in the fresh air. The garden is a wonderful canvas for gardening enthusiasts or those who simply wish to enjoy a peaceful retreat.

For those with vehicles, the property provides off-street parking for up to three vehicles, along with a detached garage, adding to the practicality and appeal of this residence.

This semi-detached house is not only a comfortable living space but also a fantastic opportunity for those looking to settle in a friendly community. With its blend of modern living and outdoor charm, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white double glazed entrance door with a glass panel insert plus a glass side panel which leads into;

ENTRANCE HALLWAY

14'2" x 6'5" (4.34 x 1.96)



Stairs which lead to first floor accommodation, central heating radiator, useful understairs storage space and internal doors which lead into:

LOUNGE/DINING

23'6" x 10'8" (7.17 x 3.27)



Double glazed bay window with diamond lead beading within to the front elevation and double glazed patio doors which lead out into the rear garden, two central heating radiators and an electric fire set within a marble hearth with wooden surround.



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OF INDEPENDENT
AGENTS



base units in a beech-effect finish with under cabinet lighting, roll edge laminate worktops. one and a half drainer sink with chrome taps over, four ring gas hob with splashback and extractor over, built in oven below, space and plumbing for a washing machine, space for under counter fridge and freezer, door which leads into storage cupboard and a double glazed external door with obscure glass panel insert leads to the side elevation.



KITCHEN

8'10" x 8'6" (2.70 x 2.60)



Double glazed window to the rear elevation and has wall and



FIRST FLOOR ACCOMMODATION

LANDING

8'7" x 6'11" (2.63 x 2.13)

Double glazed window to the side elevation, loft access and has internal doors leading into:



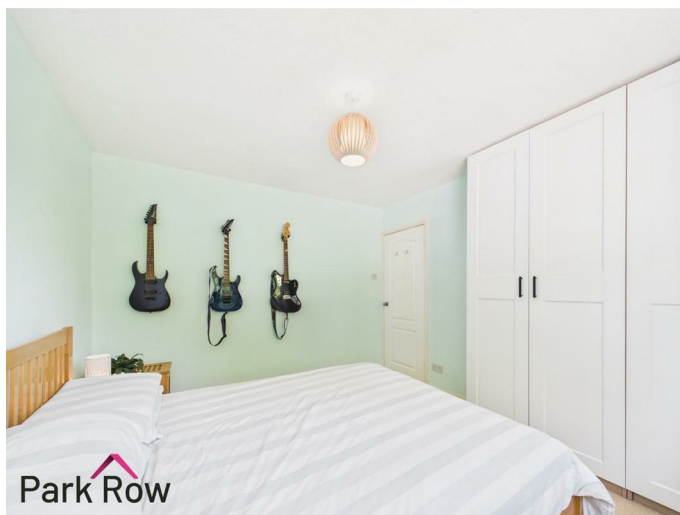
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BEDROOM ONE

11'6" x 10'4" (3.51 x 3.17)

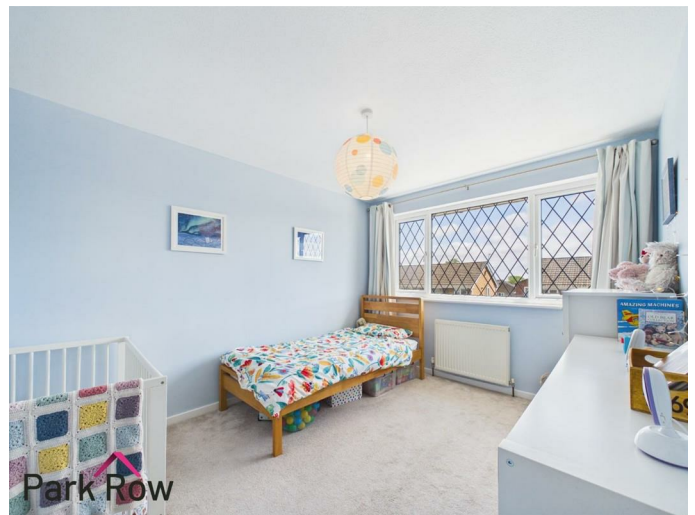


Double glazed window to the rear elevation and a central heating radiator.



BEDROOM TWO

11'10" x 9'6" (3.62 x 2.91)

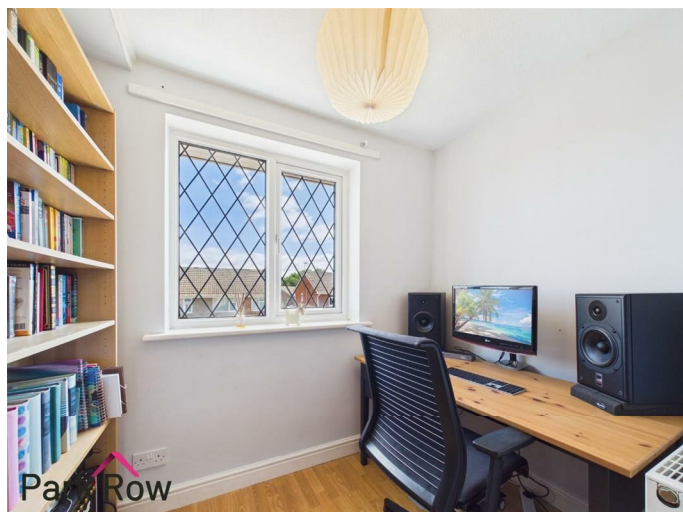


Double glazed window with diamond lead beading within to the front elevation and a central heating radiator.

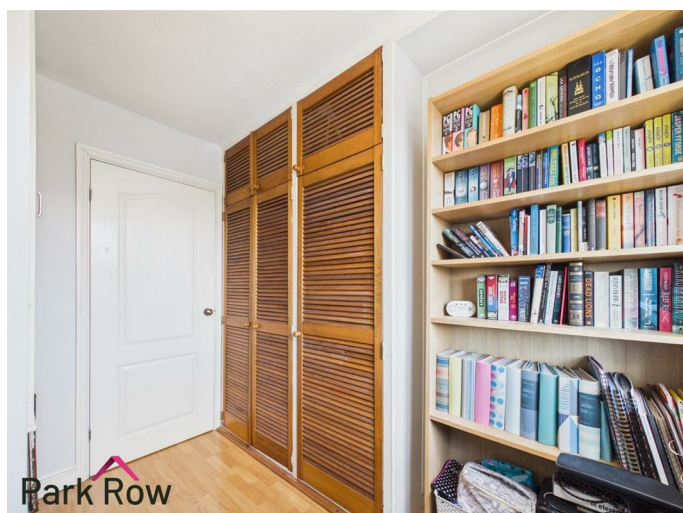


BEDROOM THREE

9'0" x 7'9" (2.75 x 2.38)



Double glazed window with diamond lead beading within to the rear elevation, central heating radiator, built in wardrobes with louvre doors and a door which leads into a storage cupboard.



FAMILY BATHROOM

5'6" x 6'11" (1.70 x 2.12)



Double glazed obscure window to the rear elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above, vanity unit with storage with concealed cistern w/c and handbasin with chrome taps over, central heating radiator, spotlights to the ceiling and is fully tiled around the bath, handbasin and w/c areas.



EXTERIOR



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FRONT



To the front of the property there is a paved driveway with space for parking, black metal vehicle gates which lead to the side of the property, borders filled with mature shrubs, hedging to the front, EV car charger and the rest is mainly lawn.

SIDE



A paved pathway which leads to the kitchen door and the rear garden, access into the garage, perimeter wooden fence to the left hand side and the rest is mainly paved.

REAR



Can be accessed down the side of the property or from the patio doors in the lounge/dining room where you will step out onto: a paved area with space for seating, outside tap, a couple of steps take you up to a lawned area with raised borders filled with established plants and shrubs and has perimeter fencing to all sides.



GARAGE



Accessed down the side of the property through the black vehicular access gates and has two double glazed windows to the side elevation and comes with power and lighting.

AERIAL PHOTO

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.



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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

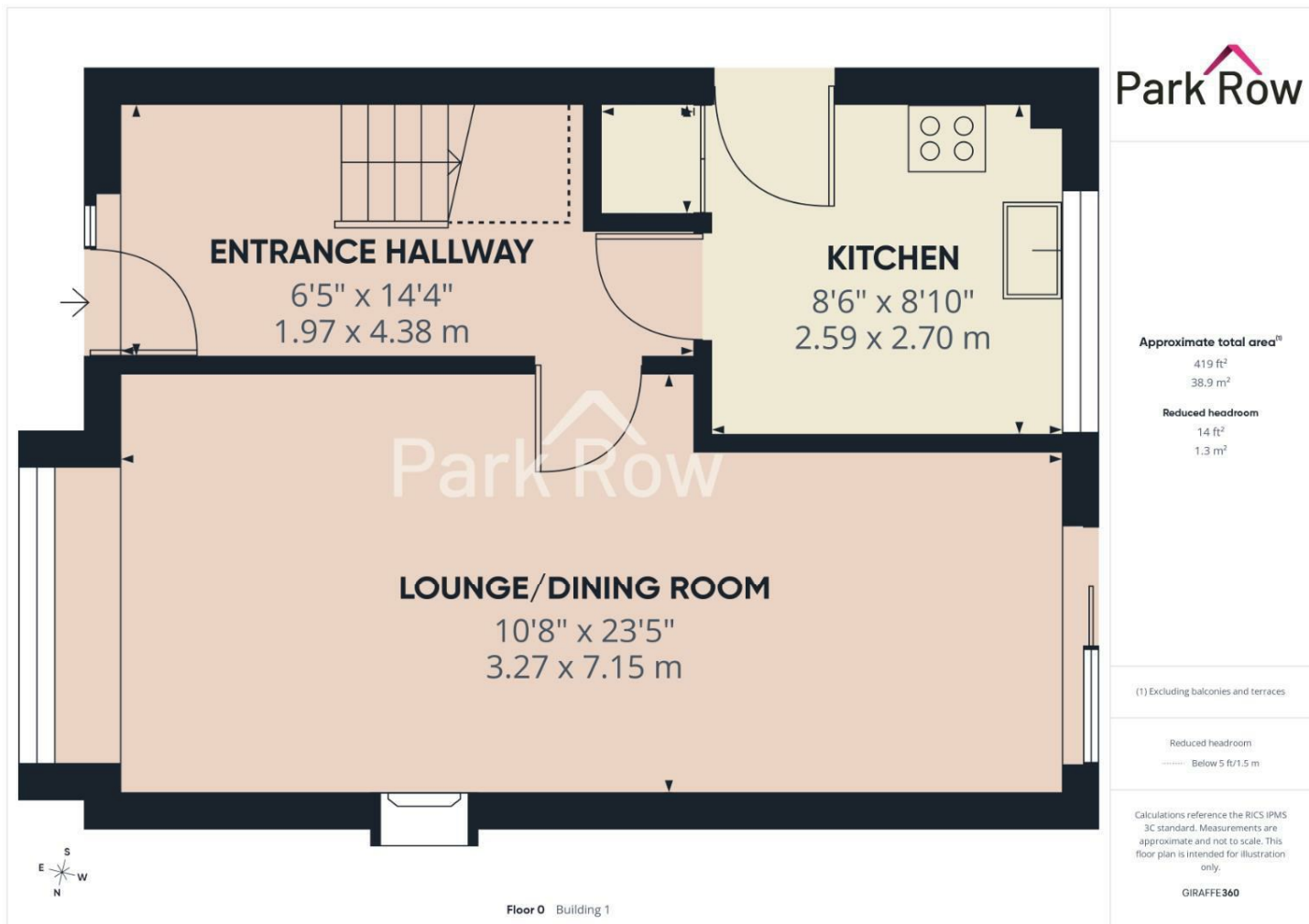
VIEWINGS

Strictly by appointment with the sole agents.

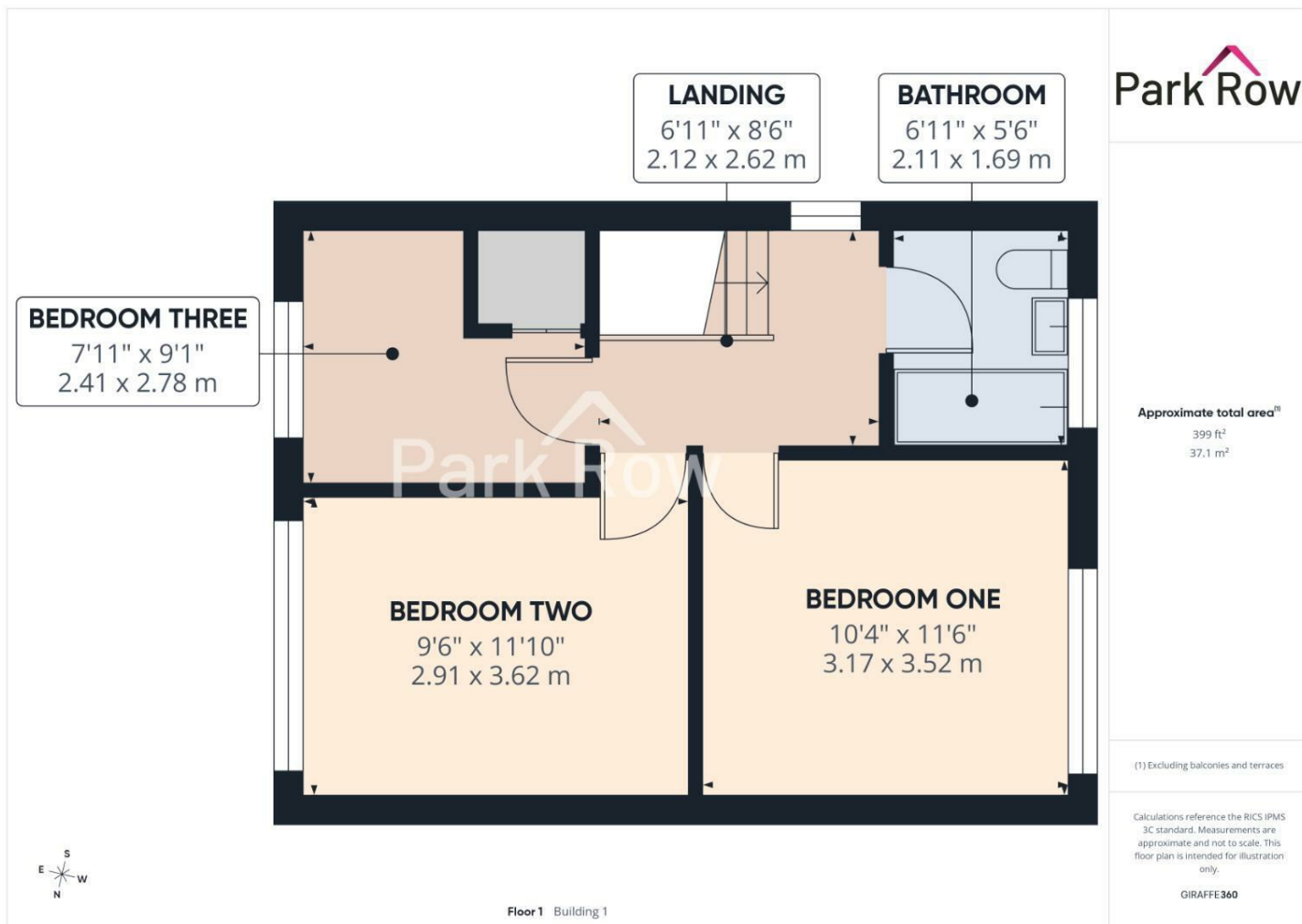
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

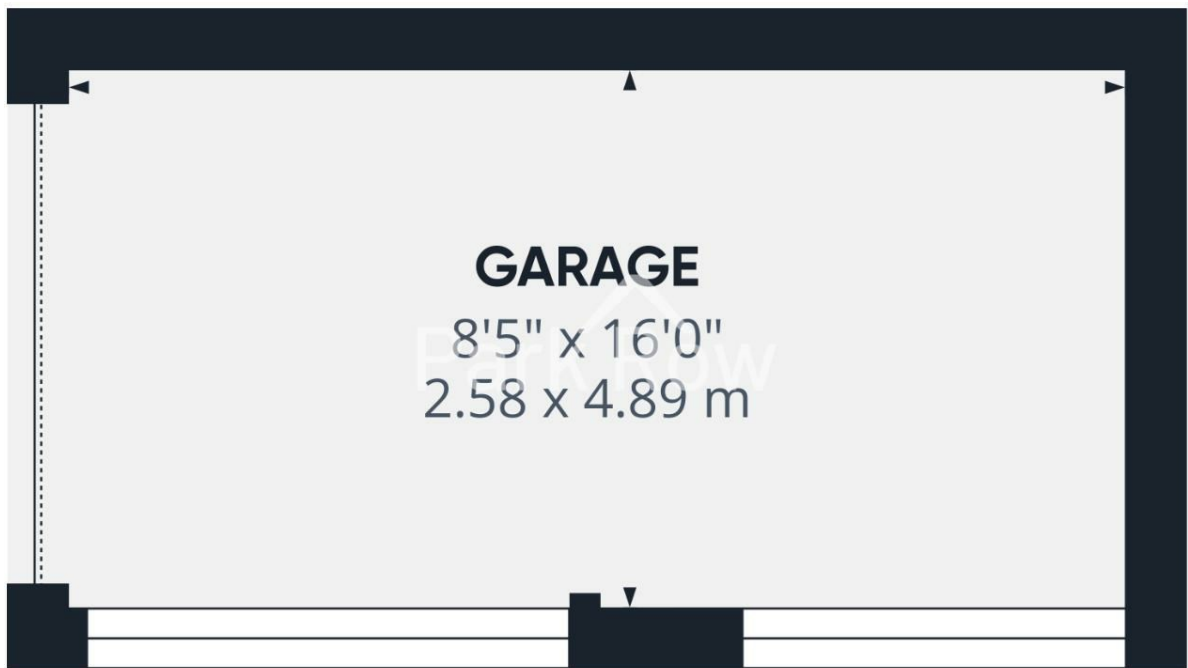


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Approximate total area⁽¹⁾
136 ft²
12.6 m²

(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



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