

# Park Row

The proactive estate agent



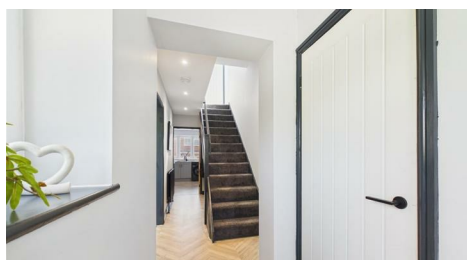
**Low Garth Road, Sherburn In Elmet, Leeds, LS25 6DH**

**Offers Over £325,000**



**\*\* DETACHED \*\* FOUR BEDROOMS \*\* TWO BATHROOMS \*\* OFFICE \*\* OFF STREET PARKING \*\*  
ENCLOSED REAR GARDEN \*\* MODERN KITCHEN DINING ROOM \*\* PERFECT FAMILY HOME \*\* BEAUTIFULLY  
FINISHED THROUGHOUT \*\***

**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!**



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## INTRODUCTION

Nestled on Low Garth Road in the charming village of Sherburn In Elmet, this delightful detached house offers an ideal setting for family living. Spanning an impressive 1,152 square feet, the property boasts four well-proportioned bedrooms, providing ample space for a growing family or those who enjoy having guests.

Upon entering, you are welcomed into a spacious living room, perfect for relaxation and entertaining. The kitchen is designed for both functionality and comfort, making it a wonderful space for family meals and gatherings. The property features two bathrooms, ensuring convenience for all members of the household.

Outside, the enclosed rear garden presents a private oasis, ideal for children to play or for hosting summer barbecues. The driveway offers off-street parking, adding to the practicality of this lovely home.

This property is not just a house; it is a perfect family home, combining comfort, space, and a welcoming atmosphere. With its desirable location in Sherburn In Elmet, you will enjoy the benefits of a peaceful community while still being within easy reach of Leeds and its amenities. This is a wonderful opportunity to secure a family residence in a sought-after area.

## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a black composite door with two obscure double glazed panels within, which leads into;

### ENTRANCE HALLWAY

(5'5" x 3'8") & (13'5" x 5'1") ((1.67 x 1.12) & (4.09 x 1.57))



An obscure double glazed window to the side elevation, staircase which lead up to the first floor accommodation, a central heating radiator and internal doors which lead into;

## LIVING ROOM

13'4" x 11'10" (4.08 x 3.62)



A double glazed window to the front elevation, a central heating radiator, herringbone style flooring, a contemporary media wall incorporating a recessed electric fireplace and space for a wall mounted television, inset display niches to either side and an open access which leads into;





French double doors provide access to rear garden, light grey shaker style wall and base units, a white composite work surfaces, a black composite one and a half drainer sink with mixer tap over, integrated oven, integrated microwave, space and plumbing for a washing machine, space for a freestanding fridge/ freezer, an induction hob set within the central island, island unit also provides breakfast bar seating, herringbone style flooring and tiled splashbacks.



**KITCHEN / DINING AREA**  
11'5" x 18'2" (3.49 x 5.54)



A double glazed window to the rear elevation, double glazed



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### REAR PORCH

6'3" x 2'10" (1.92 x 0.88)

A uPVC external door with glass panel within leads to the rear garden and internal doors which lead into;

### DOWNSTAIRS BATHROOM

5'8" x 3'10" (1.73 x 1.17)



A white suite comprising of a corner shower enclosure with glass sliding doors and mains fed black mixer shower, a hand basin set within a white vanity unit with chrome mixer tap over and a close coupled WC, an obscure double glazed window to the rear elevation. and a vertical black radiator.

### OFFICE

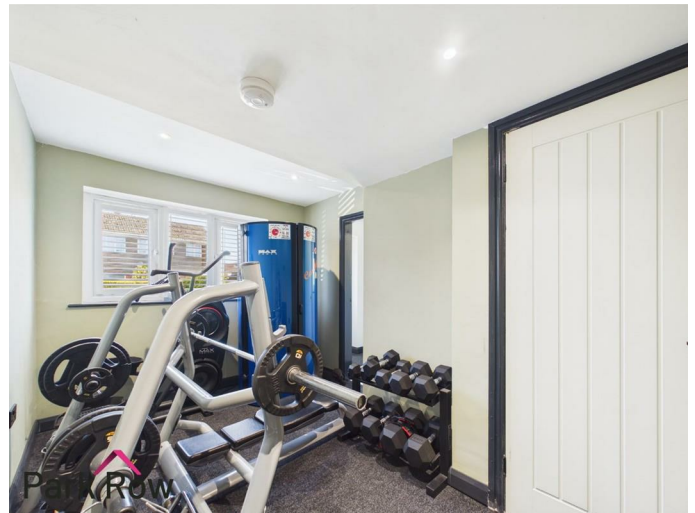
12'7" x 7'8" (3.84 x 2.35)



A black central heating radiator.

### BEDROOM FOUR

12'7" x 8'7" (3.84 x 2.63)



A double glazed windows to the front elevation, a black central heating radiator and an internal door which leads into a utility cupboard.

### FIRST FLOOR ACCOMODATION

#### LANDING

5'6" x 7'0" (1.69 x 2.14)

A full length obscure double glazed window to the side elevation, loft access, a central heating radiator and internal doors which lead into;



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### BEDROOM ONE

12'7" x 10'11" (3.86 x 3.34)



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

### BEDROOM TWO

12'7" x 9'3" (3.85 x 2.82)



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



### BEDROOM THREE

9'4" x 6'1" (2.85 x 1.87)



A double glazed window to the front elevation, a central heating radiator and a recessed alcove with fitted wardrobe space incorporating hanging rail and shelving concealed behind a curtain.

## MAIN BATHROOM

8'11" x 6'11" (2.73 x 2.12)



An obscure double glazed window to the rear elevation, a black central heating radiator, a white suite comprising of a close coupled WC, a pedestal hand basin with a matt black mixer tap over, a freestanding bath with a floor mounted matt black mixer tap and shower attachment over, tiles surrounding the bath area and herringbone style flooring.

## EXTERIOR

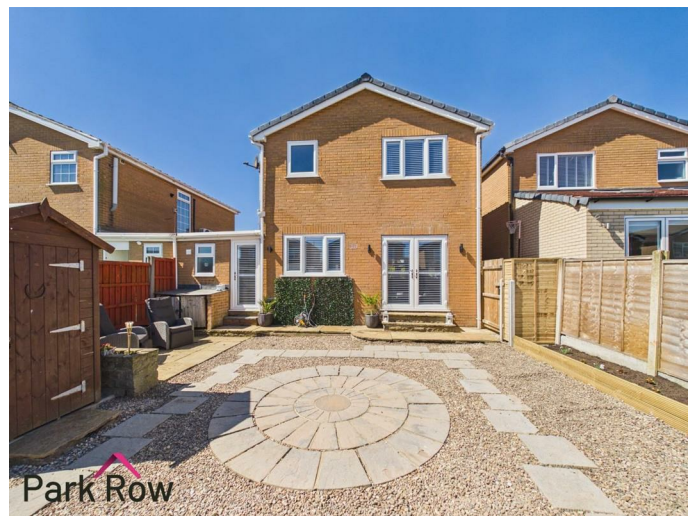
### FRONT



A cement driveway, the rest is mainly gravel providing further off street parking, a dwarf brick wall to the right boundary, established hedges to the left and front boundary, a paved area runs in front of the window and leads to the side elevation and a wooden pedestrian gate.



### REAR



Accessed via the gate at the side of the property, the door in the rear porch and the double French doors in the kitchen where you will step out onto; an enclosed garden laid predominantly with gravel, a paved area with space for seating, a central circular paved feature, wooden fencing to all boundaries, hard standing with space for two sheds and a raised planter to the left boundary with plants and shrubs.



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## 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.



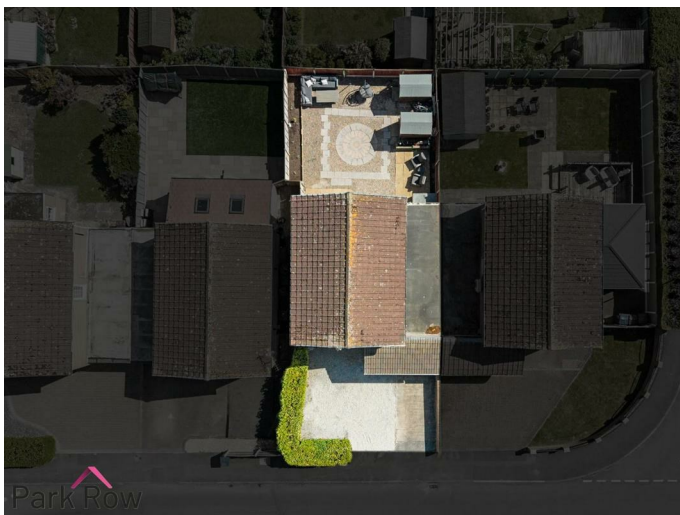
## MAKING AN OFFER

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.

## AERIAL PHOTO



## 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

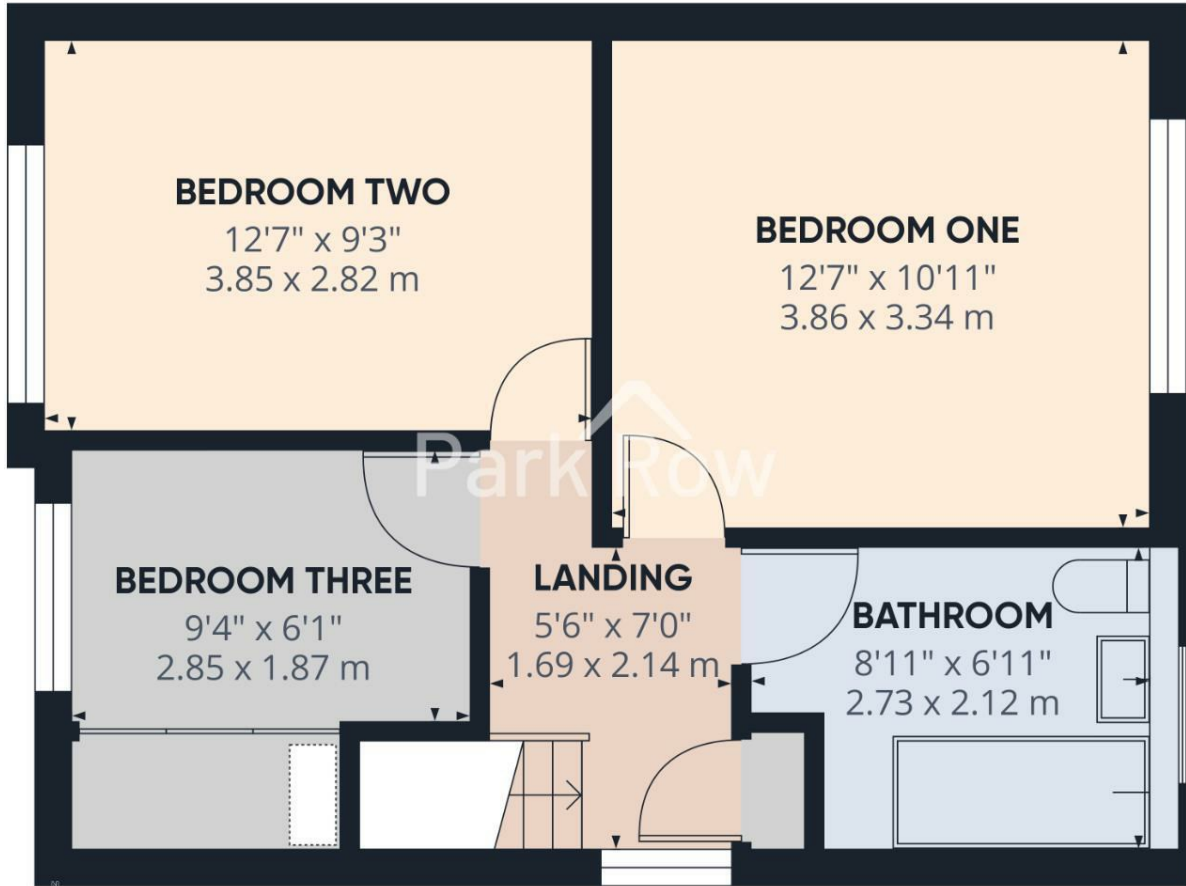
Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some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



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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
442 ft<sup>2</sup>  
41.1 m<sup>2</sup>

(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



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
83	68		

EU Directive 2002/91/EC