

# Park Row



## Moor Lane, Sherburn In Elmet, Leeds, LS25 6DN

Offers In Excess Of £250,000



SEMI DETACHED\*\*THREE BEDROOMS\*\*MODERN FITTED KITCHEN\*\*LOUNGE/DINER\*\*MODERN FITTED BATHROOM\*\*GARAGE & PARKING\*\*REAR GARDEN\*\*

Nestled in the charming village of Sherburn In Elmet, this delightful semi-detached house on Moor Lane offers a perfect blend of modern living and comfort. Spanning an impressive 989 square feet, the property boasts three bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious lounge/diner, perfect for both relaxation and entertaining. The modern fitted kitchen is a highlight of the home, equipped with contemporary appliances and ample storage, ensuring that cooking and meal preparation are a pleasure. The property also features a stylishly designed bathroom, which adds to the overall appeal of the home. Outside, you will find parking for multiple vehicles, along with the added benefit of a garage, providing extra storage or potential for a workshop. The location is not only convenient but also offers a sense of community, with local amenities and transport links within easy reach. This semi-detached house is a wonderful opportunity for those looking to settle in a peaceful yet accessible area. With its modern features and spacious layout, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your new home.

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!





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a Green composite door with glass panel insert and further double glazed window to the side which leads into:

### ENTRANCE HALLWAY

5'11" x 13'10" (1.82 x 4.24)



Double glazed window to the side elevation, stairs leading to the first floor accommodation, central heating radiator, door leads into understairs storage cupboard and has further internal doors leading off:

### LOUNGE/DINER

11'3" x 24'8" (3.43 x 7.52)



Two double glazed windows to the front and rear elevation, two central heating radiators, gas fire set within a marble hearth and surround and has space for a dining table and chairs.



### KITCHEN

7'10" x 9'4" (2.40 x 2.85)



Double glazed window to the rear elevation and and has wall

and base units in a dove grey finish, roll edge worktops, stainless steel drainer sink with chrome tap over. four ring gas hob with extractor over and stainless steel splashback, built in electric oven, space and plumbing for washing machine, space for free standing fridge/freezer, door leads into storage cupboard and an external double glazed door with obscure glass panel insert which leads to the side elevation.

## FIRST FLOOR ACCOMMODATION

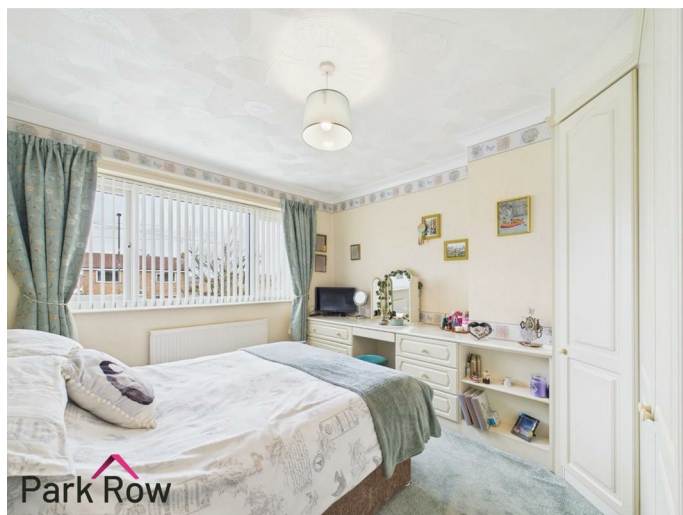
### LANDING

3'0" x 10'6" (0.93 x 3.22)

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

### BEDROOM ONE

10'8" x 12'0" (3.26 x 3.66)



Double glazed window to the front elevation, central heating radiator and has built in wardrobes, dressing table with drawers and shelves to either side.



### BEDROOM TWO

9'10" x 12'4" (3.01 x 3.77)



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

### BEDROOM THREE

6'7" x 7'0" (2.02 x 2.14)



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

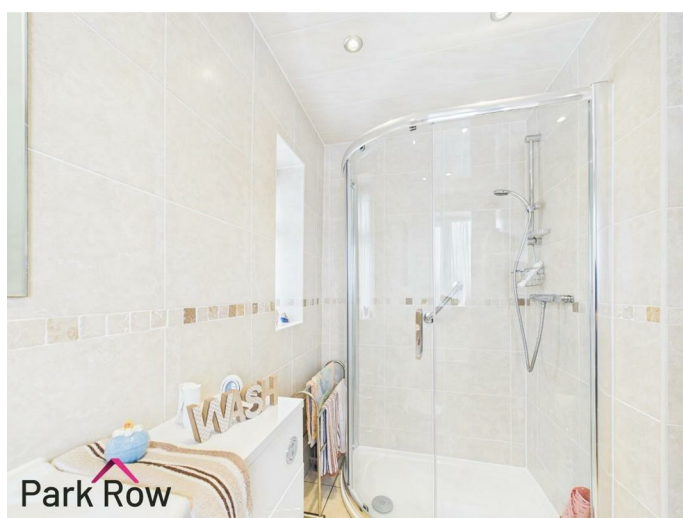


## FAMILY BATHROOM

4'6" x 9'8" (1.38 x 2.96)



Two obscure glass double glazed windows to the rear and side elevations and has a white suite comprising: panel bath with chrome tap over, concealed cistern low level/wc, handbasin with chrome taps over built within a vanity unit, corner shower cubicle with mains shower and glass shower screen, two built in storage cupboards, door leads into a further storage cupboard, spotlights to ceiling, chrome heated towel rail and is fully tiled to all walls and floor.



## EXTERIOR

## FRONT



The front is accessed via metal vehicular access gates and has a blocked paved driveway which leads to the front entrance door and continues down the side of the property to the rear garden and garage and has parking for multiple vehicles, the rest is mainly laid to lawn with herbaceous borders and has wooden perimeter fencing to all sides.

## GARAGE

8'3" x 21'9" (2.52 x 6.65)

Accessed via and up and over door, or the door from the rear garden and has power and lighting.

## REAR



Accessed down the side of the property where you find a paved area with space for seating, step down onto a paved footpath which runs down the garden to a further paved area, there is step up to an entrance door which leads into the garage, outside tap and security lighting the rest is mainly laid to lawn with borders filled with shrubs and plants, established tree and has wooden perimeter fencing to all sides for privacy.





Local Authority: North Yorkshire Council  
Tax Banding: B

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

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.

### 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.



### TENURE AND COUNCIL TAX

Tenure: Freehold



## 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

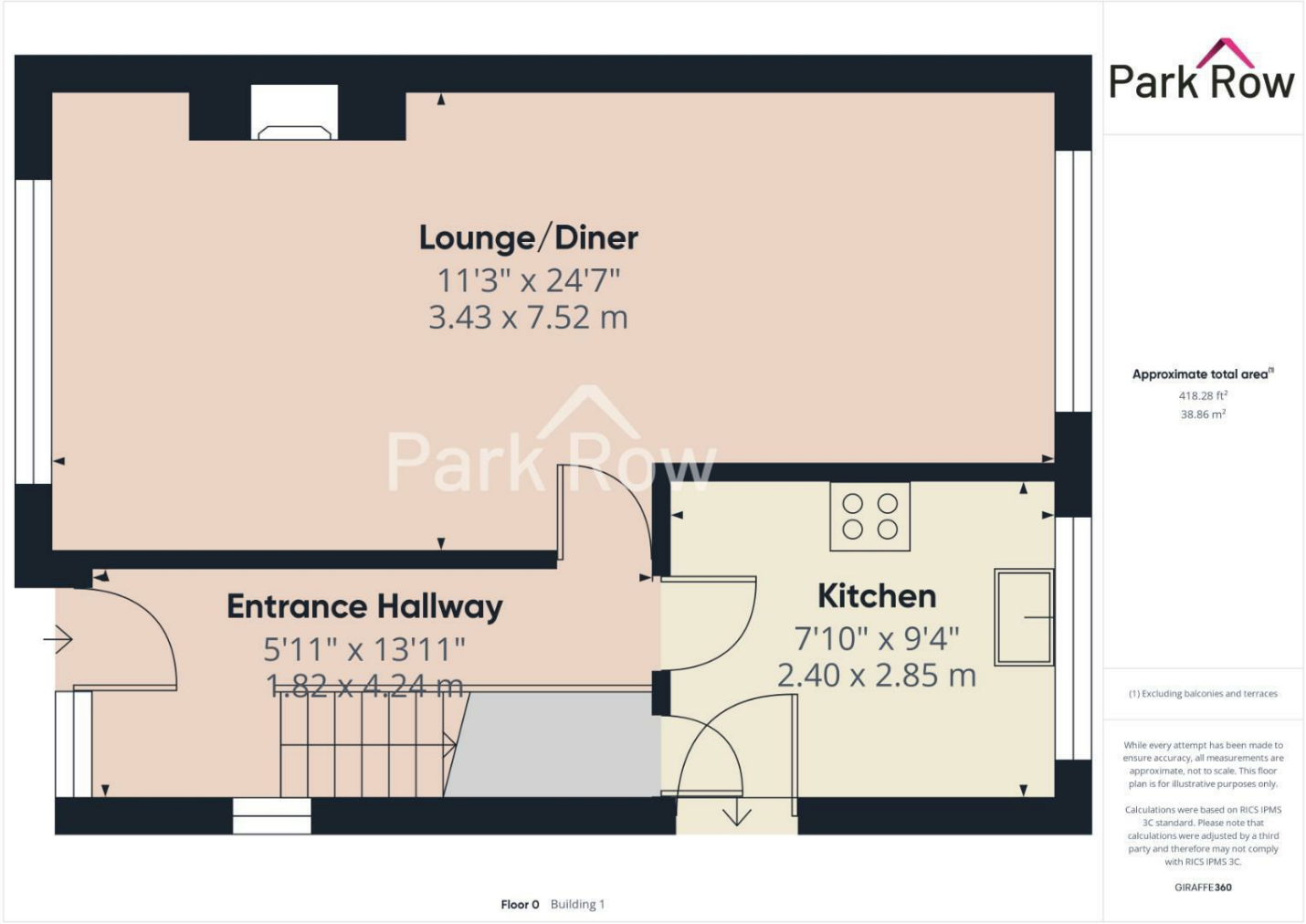
CASTLEFORD - 01977 558480

## 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.





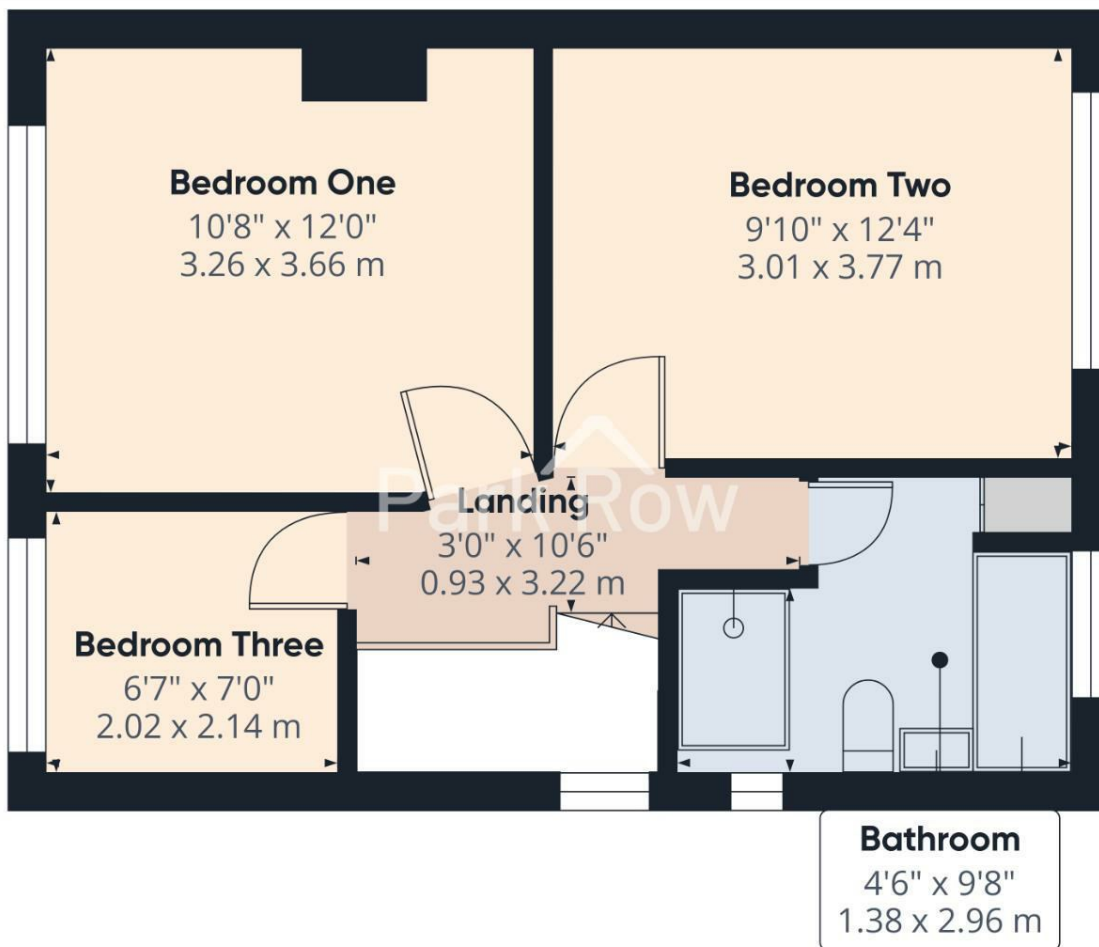
**Approximate total area<sup>(1)</sup>**  
391.26 ft<sup>2</sup>  
36.35 m<sup>2</sup>

(1) Excluding balconies and terraces

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



Floor 1 Building 1





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