Park Row

The proactive estate agent

Church Hill, Sherburn In Elmet, Leeds, LS25 6AX

Offers In Excess Of £160,000

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** MID TERRACE PROPERTY ** TWO BEDROOMS ** DRESSING ROOM OR STUDY ** FULLY BOARDED LOFT ROOM ** REAR YARD ** BRICK SHED ** ACOUSTIC GLAZING FOR REDUCED NOISE ** IDEAL FOR FIRST TIME BUYERS OR THOSE LOOKING TO DOWNSIZE **

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 Church Hill, Sherburn In Elmet, this two-bedroom mid-terrace house offers a perfect blend of comfort and practicality. The property is ideal for small families, couples, or individuals seeking a welcoming home.

Upon entering, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

Additional bonus of this property is the boarded loft, accessible via a ladder, providing additional storage space or the potential for conversion into a creative area, subject to the necessary permissions. Outside, the yard offers a private outdoor space, ideal for enjoying the fresh air.

Located in the picturesque village of Sherburn In Elmet, residents can enjoy a friendly community atmosphere while being within easy reach of local amenities, schools, and transport links. This property presents an excellent opportunity for those looking to settle in a tranquil yet accessible location. Do not miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a Rosewood uPVC door with a decorative glass panel within, which leads into;

LIVING ROOM

14'2" x 11'9" (4.34 x 3.59)

A double glazed window to the front elevation, two central heating radiators, a corner gas fireplace with wooden surround and hearth and an internal wooden door with glass panels within, which leads into;

KITCHEN

11'3" x 13'10" (3.45 x 4.22)

A wooden shaker style kitchen to wall and base cabinetry, a white polypropylene drainer sink with chrome mixer taps over, space for a freestanding cooker with an integrated extractor fan over, space and plumbing for a washing machine, space for a tumble dryer and space for a freestanding fridge/ freezer.
A double glazed window to the rear elevation, a central heating radiator, a boiler, a staircase which leads to the first floor accommodation, an internal door which leads to a storage area and an external wooden door with glass panels with and an obscure double glazed panel over, which leads into;

REAR PORCH
4'3" x 3'10" (1.31 x 1.19)

A double glazed window to the rear elevation, a storage cupboard and a white uPVC door with glass panel within which leads to the rear.

FIRST FLOOR ACCOMMODATION

LANDING
7'1" x 2'9" (2.17 x 0.84)
A central heating radiator, loft access with loft ladder and internal doors which lead into;

BEDROOM ONE
9'1" x 11'6" (2.77 x 3.51)

A double glazed window to the rear elevation, a central heating radiator and built in wardrobes.

BEDROOM TWO
7'1" x 11'1" (2.17 x 3.38)

A double glazed window to the front elevation, a central heating radiator, a built in wardrobe and an internal door which leads in;

DRESSING ROOM / STUDY
6'9" x 7'8" (2.08 x 2.36)

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

BATHROOM
6'9" x 6'3" (2.07 x 1.93)

A white suite comprising of a closed couple WC, a white ceramic sink set within a wooden shaker style vanity unit, with chrome taps over, a white bath with a wooden panel, with chrome shower mixer taps over, a chrome mixer shower over, a storage cupboard and a central heating radiator.

LOFT
13'7" x 10'10" (4.16 x 3.32)

Fully boarded with eaves storage to both sides, electric and lighting.

EXTERIOR

FRONT

Stone clad frontage, with acoustic glazing to the front windows to reduce noise levels. Accessed to the front door from the street.

REAR

Concrete yard which leads to the bin store and shed area, accessed via the rear porch, or the right of way through the neighbours yard.

OUTHOUSE

A shed storage room and separate bin store.

AERIAL

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: 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.

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.

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.

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.

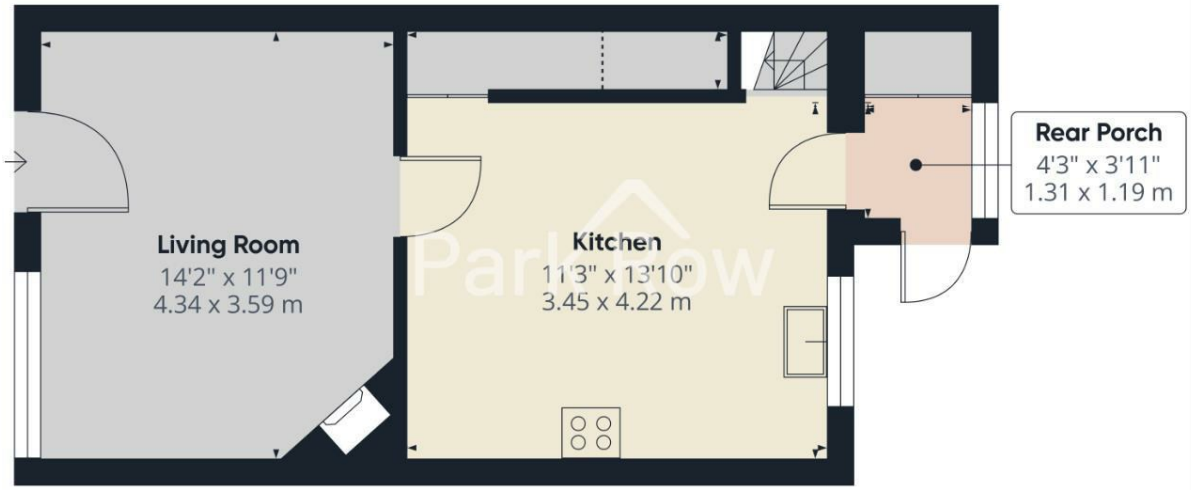
OPENING HOURS

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

Park Row



Approximate total area(1)

384 ft²
35.7 m²

Reduced headroom

11 ft²
1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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 1

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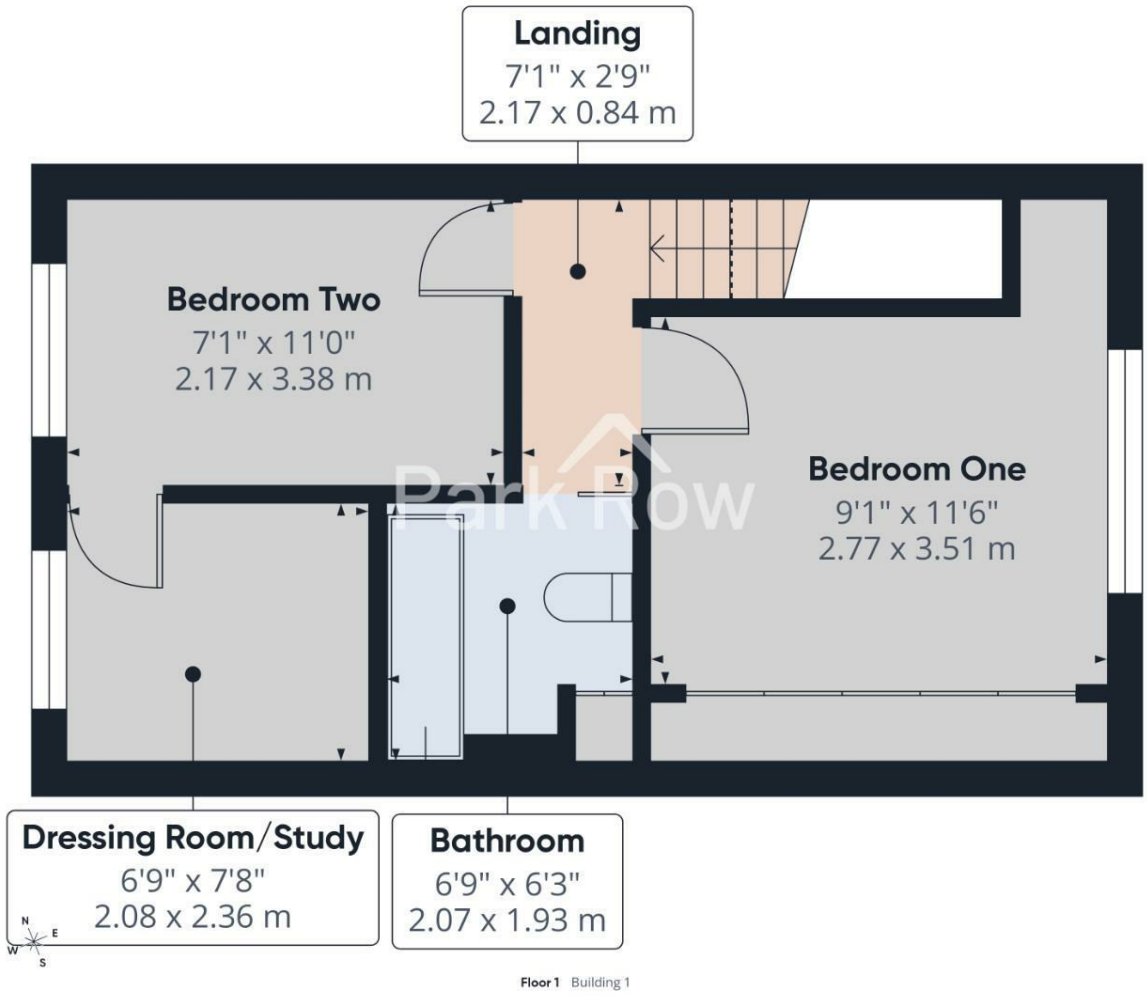

Floor 1 Building 1

Park Row

Approximate total area(1)

334 ft²

31 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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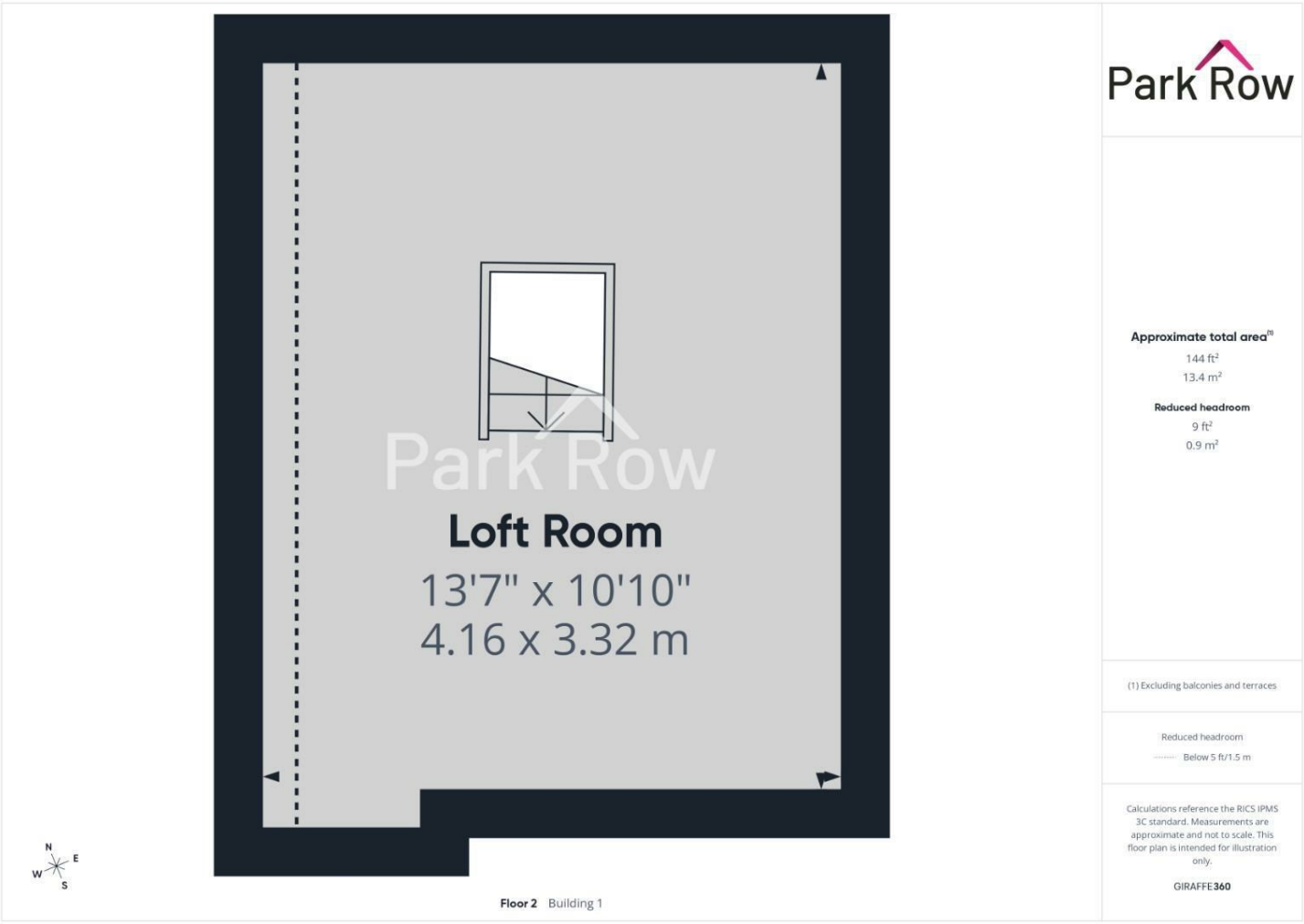

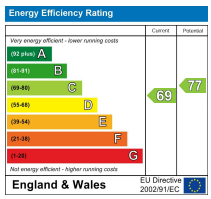

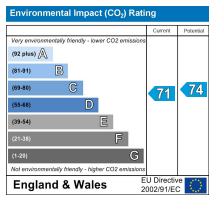

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