

Park Row



Pasture Fold, Sherburn In Elmet, Leeds, LS25 6NU

Offers In Excess Of £270,000



SEMI-DETACHED**FOUR BEDROOMS**GARAGE**DRIVEWAY**OPEN PLAN KITCHEN/DINING/LIVING ROOM**DOWNSTAIRS W/C**MODERN BATHROOM**BEAUTIFUL ENCLOSED REAR GARDEN**CUL DE SAC LOCATION**

Nestled in the charming village of Sherburn In Elmet, Leeds, this delightful semi-detached family home on Pasture Fold in a cul de sac location offers a perfect blend of comfort and modern living. With four bedrooms, this property is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by a generous open plan kitchen, dining, and living area, which is bathed in natural light thanks to the double doors that lead out to a beautifully maintained rear garden. This outdoor space is perfect for children to play or for hosting summer gatherings with friends and family. The ground floor also features a convenient downstairs w/c, enhancing the practicality of the home.

The first floor boasts a modern family bathroom, designed with contemporary fixtures, ensuring a relaxing space for all. The master bedroom is situated on the top floor, providing a private retreat away from the hustle and bustle of family life.

Parking is a breeze with a detached garage and ample driveway space for up to three vehicles, making it ideal for families with multiple cars. The location is particularly appealing, as it offers a friendly community atmosphere while being close to local amenities, schools, and transport links.

This semi-detached home is not just a property; it is a place where memories can be made. With its thoughtful layout and inviting spaces, it is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your 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!'



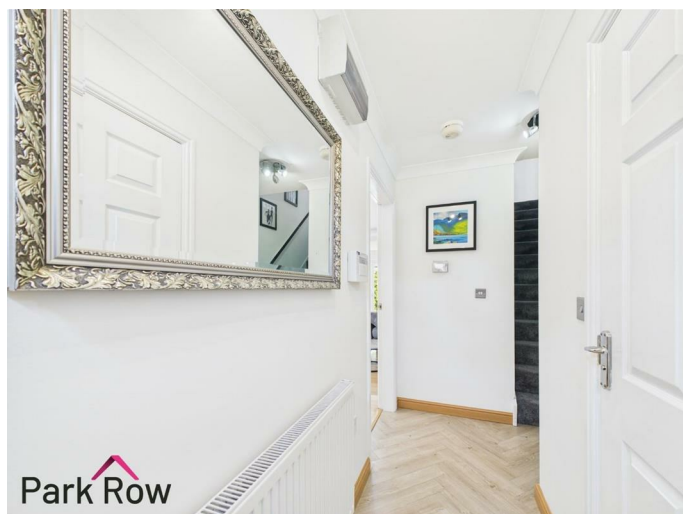
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white composite door with double glazed glass panels within which leads into;

ENTRANCE HALLWAY

3'1" x 6'2" (0.96 x 1.88)



Stairs which lead up to the first floor accommodation, central heating radiator and internal doors which lead into;

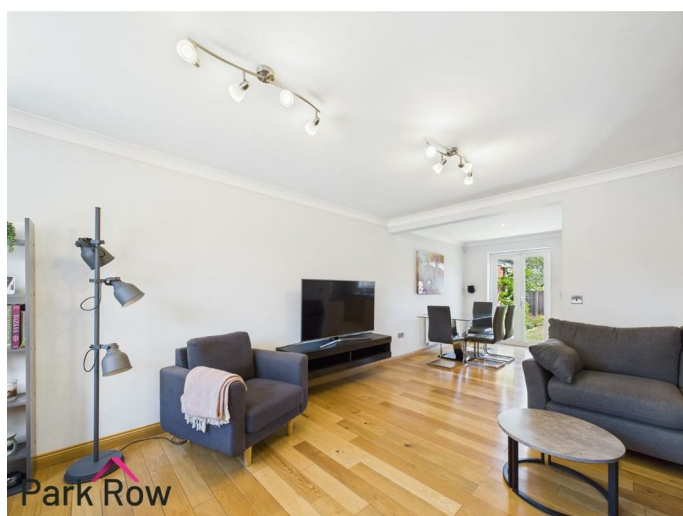
DOWNSTAIRS W/C

6'5" x 2'9" (1.96 x 0.85)

An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c, a corner pedestal hand basin with chrome taps over and tiled splashback plus a central heating radiator.

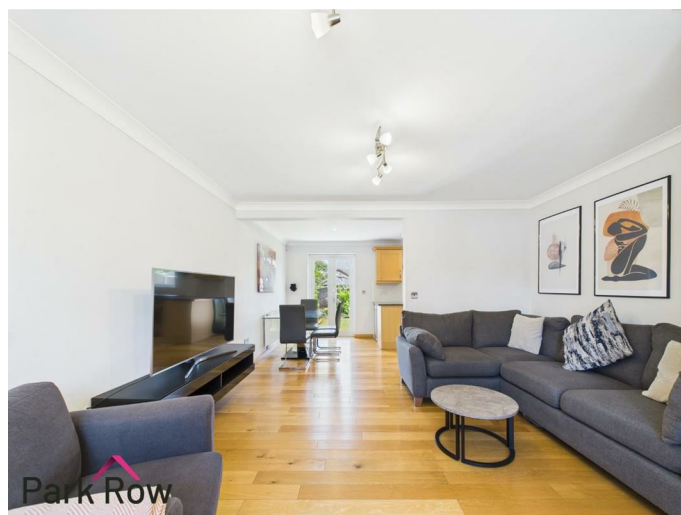
LOUNGE/ KITCHEN/DINING ROOM

24'7" x 16'3" (7.51 x 4.96)



A double glazed window to the front elevation, a central

heating radiator and continues through to the kitchen/dining area which has a double glazed window to the rear elevation, wooden shaker-style wall and base units surrounding, built in oven, four ring electric hob with a built in extractor fan over, one and a half stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, a door which leads into a storage cupboard, roll-edge worktops, space and plumbing for a slimline dishwasher, LED spotlights to the ceiling, a central heating radiator and double glazed double doors which lead out to the rear garden.





FIRST FLOOR ACCOMMODATION

LANDING

11'11" x 6'1" (3.65 x 1.86)

Stairs which lead up to the second floor accommodation and internal doors which lead into;

BEDROOM TWO

13'8" x 10'0" (4.19 x 3.05)



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



BEDROOM THREE
10'9" x 9'2" (3.28 x 2.81)



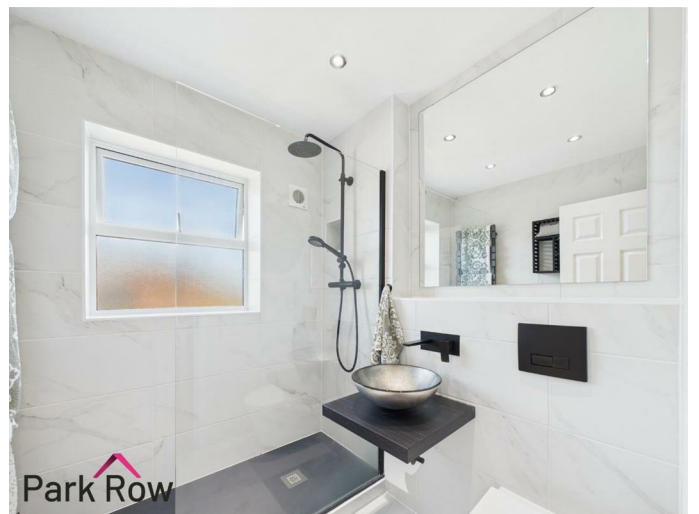
A double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR
6'0" x 6'10" (1.85 x 2.09)



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

FAMILY BATHROOM
6'0" x 5'6" (1.84 x 1.70)



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c with a concealed cistern and push button flush set within the tiled wall, floating ceramic bowl hand basin with black taps which are built into the tiled wall, a fully tiled walk in shower with a mains shower in black above and a glass shower screen, black towel radiator, LED spotlights to the ceiling and is fully tiled floor to ceiling.

SECOND FLOOR ACCOMMODATION

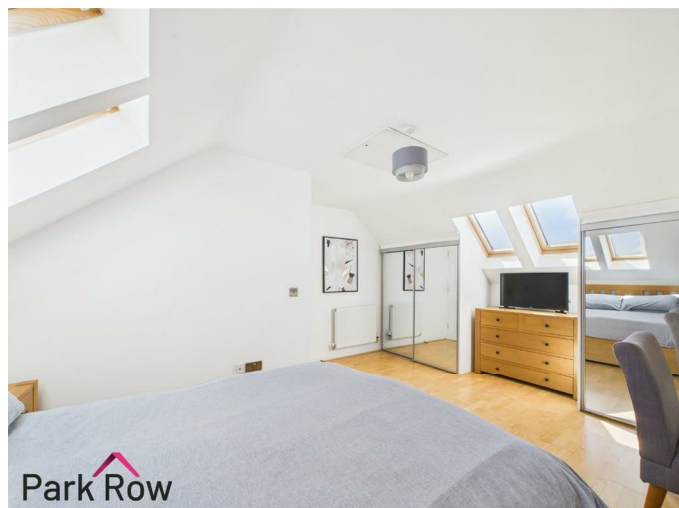
LANDING
3'2" x 3'3" (0.98 x 1.01)
Internal door leads into:

BEDROOM ONE

13'7".x 9'6" (4.15.x 2.90)



Two double glazed Velux windows to the front elevation, two double glazed Velux window to the rear elevation, two built in double wardrobes with mirrored sliding doors, central heating radiator and loft access.



EXTERIOR

FRONT



To the front of the property there is a tarmacked driveway with space for parking which leads to the entrance of the garage, a paved pathway which leads to the entrance door, a pedestrian gate from the driveway which leads to the rear garden, perimeter hedging to the left hand side of the garden, wooden planters filled with shrubs and the rest is mainly decorative stones.



REAR



Accessed via the gate on the driveway or through the double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, borders filled with mature trees and bushes, an area to the bottom of the garden filled with decorative stones, a paving stone pathway which leads to the further paved area with space for seating, perimeter wooden fencing to all three sides and the rest is mainly lawn.





GARAGE

Accessed via a white up and over door from the driveway and includes; power, lighting and is a great space for storage.

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.

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.

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.

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

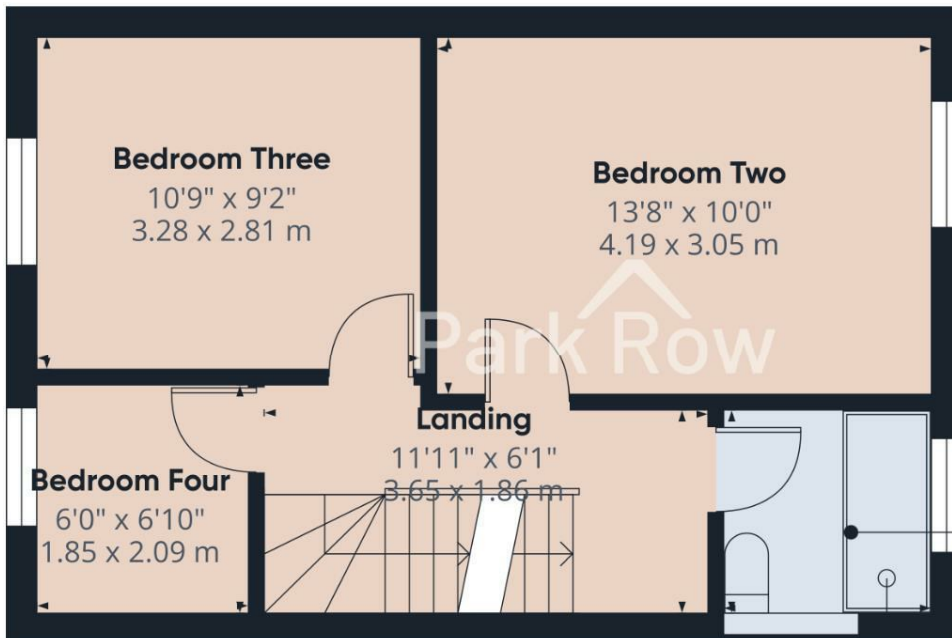
CASTLEFORD - 01977 558480

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.





Approximate total area⁽¹⁾
361 ft²
33.5 m²

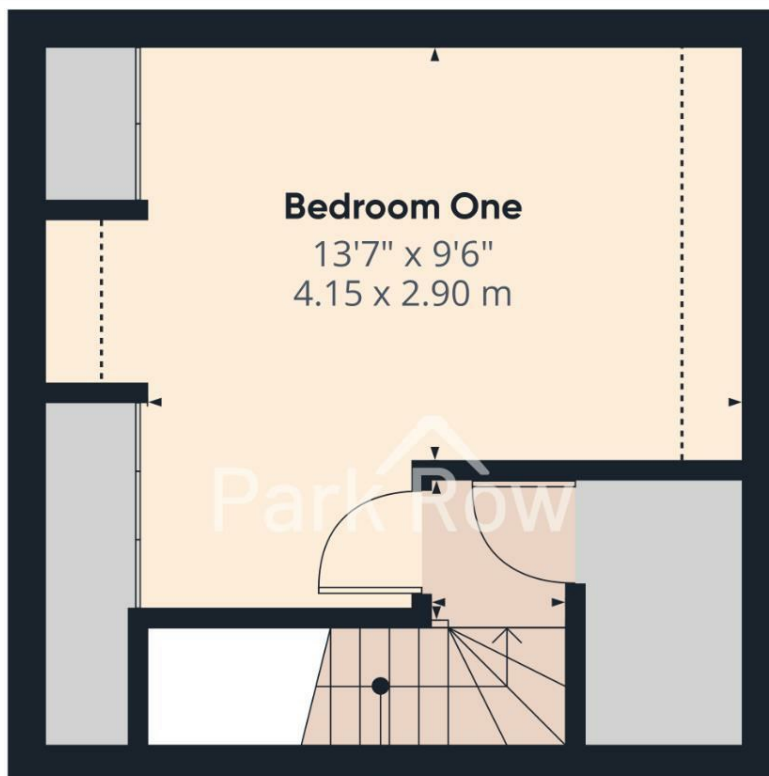
(1) Excluding balconies and terraces

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 are based on RICS IPMS 3C standard.

GIRAFFE 360

Floor 1



Landing
3'2" x 3'3"
0.98 x 1.01 m

Floor 2

Park Row

Approximate total area⁽¹⁾

220 ft²
20.4 m²

Reduced headroom

18 ft²
1.6 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

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GIRAFFE360



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