Park Row

The proactive estate agent

Church View, Sherburn In Elmet, Leeds, LS25 6HZ

Offers In Excess Of £230,000

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SEMI DETACHED BUNGALOW TWO BEDROOMS** OFF ROAD PARKING** WALK IN SHOWER** CLOSE TO LOCAL AMENITIES** FULLY RENOVATED IN 2018** WELL PROPORTIONED 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 in the charming area of Church View, Sherburn In Elmet, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property was fully renovated in 2018 and benefits from well proportioned rooms throughout.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts a modern bathroom equipped with a walk-in shower, ensuring ease of access and comfort for all residents.

Off-road parking is available, providing convenience and peace of mind for vehicle owners.

This bungalow is not only a practical living space but also a wonderful opportunity to embrace a tranquil lifestyle in a friendly community. With its thoughtful layout and desirable features, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with an obscure double glazed panel within, which leads into;

PORCH

3'9" x 3'3"

A double glazed window to the side elevation, a double glazed window into the kitchen, burglar alarm with control panel and an internal wooden door which leads into;

LIVING ROOM

16'4" x 10'10"

A double glazed window to the front elevation, two central heating radiators, a gas fireplace set within a white wooden surround with a marble hearth and internal doors which lead into;

HALLWAY
3'10" x 5'4"

Internal doors which lead into;

KITCHEN
12'2" x 9'7"

Comprises of wooden effect shaker style cabinetry to wall and base units, a stainless steel one and a half drainer sink with chrome mixer taps over, an integrated oven with four ring gas hob over, tiled splash back, a stainless steel extractor fan over, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table. A double glazed window to the front elevation, a central heating radiator, a white uPVC door with an obscure glass panel within which leads to the side elevation, a burglar alarm with control panel. Internal doors which lead into;

BEDROOM ONE
10'9" x 10'10"

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

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BEDROOM TWO
8'5" x 9'8"

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

BATHROOM
6'1" x 6'9"

An obscure double glazed window to the side elevation, a central heating chrome towel rail, a white suite comprising of a closed coupled WC, a pedestal hand basin with chrome mixer tap over and a shower cubicle with a glass screen and mains mixer shower within.

EXTERIOR

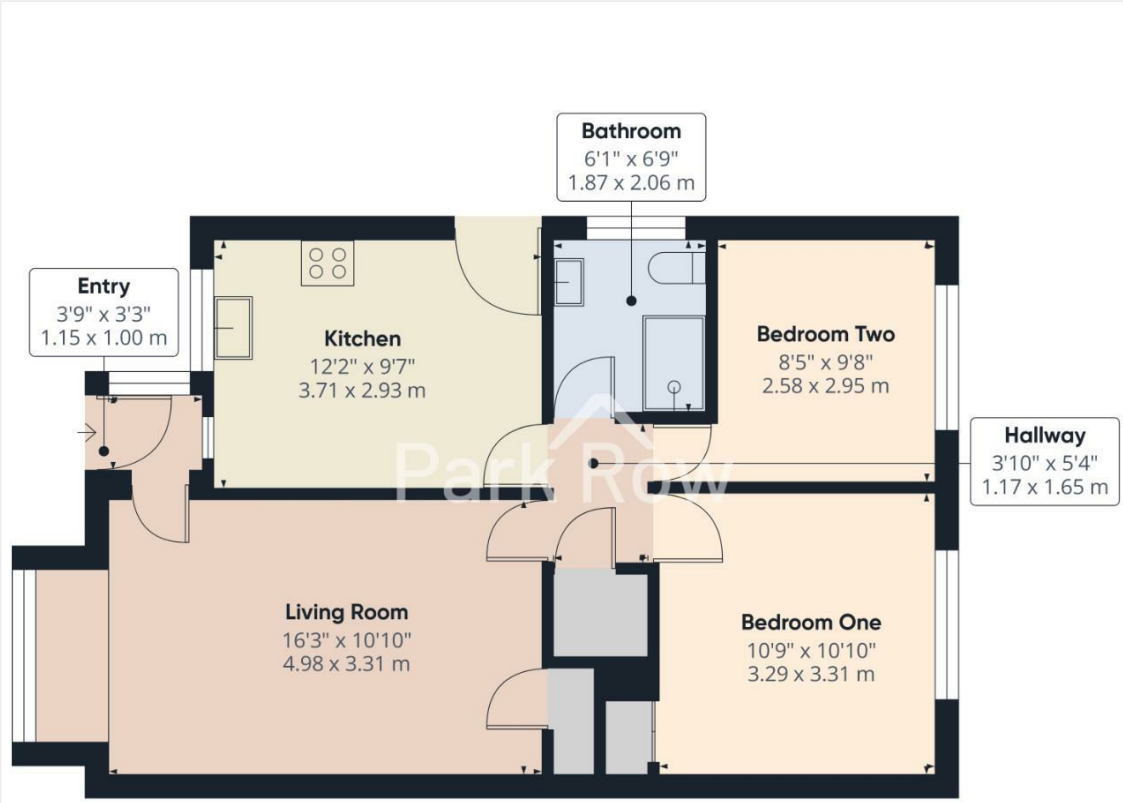
FRONT

A tarmac driveway leads down the side of the property to the side access and the rear garden, a paved path leads to the front door and across the front of the property, the rest of the garden is mainly laid to lawn, with a border containing trees, bushes and shrubs.

SIDE

REAR

Accessed via the side of the property, the garden is mainly laid with stone flags with space for seating, borders contain established trees, bushes and shrubs and a space for outdoor storage.



Park Row

Approximate total area(1)

621 ft²

57.8 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.

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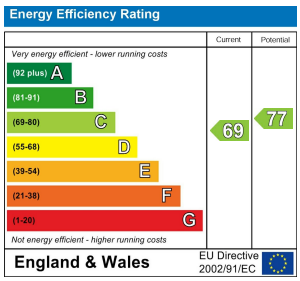

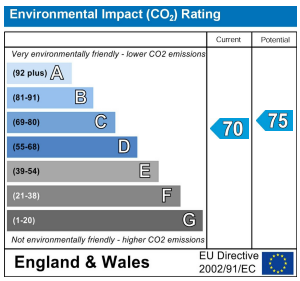

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