

# Park Row

The proactive estate agent



## Appletree Way, Sherburn In Elmet, Leeds, LS25 6DQ

Offers In Excess Of £220,000



SEMI DETACHED\*\*THREE BEDROOMS\*\*KITCHEN/DINER\*\*GARAGE\*\*PARKING\*\*GARDEN\*\*NO UPWARD CHAIN\*\*

Nestled in the charming area of Sherburn In Elmet, Leeds, this delightful semi-detached house on Appletree Way offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the spacious kitchen/diner, which is designed for both functionality and social gatherings. This area is perfect for family meals or hosting friends, making it a true hub of the home. Additionally, the property boasts a garage, providing ample storage or the potential for a workshop. Parking will never be an issue here, as the property accommodates up to four vehicles, ensuring convenience for residents and visitors alike. The garden offers a lovely outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. One of the standout features of this property is that it comes with no upward chain, allowing for a smooth and straightforward purchasing process. This semi-detached house on Appletree Way is not just a house; it is a place where memories can be made. With its excellent location and ample amenities, it presents a wonderful opportunity for anyone looking to settle in this desirable area. Don't miss your 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!'



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## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a double glazed entrance door with glass panel inserts within which leads into:

### ENTRANCE PORCH

4'9" x 6'3"



Stairs which lead up to the first floor accommodation, central heating radiator and an internal door which leads into:

## LOUNGE

12'1" x 14'9"



Double glazed window to the front elevation, central heating radiator, gas fire set within a marble heath with wooden surround and an open doorway which leads into:



## KITCHEN/DINER

15'5" x 10'8"



Double glazed window to the rear elevation, wall and base units in a white finish with stainless steel handles, a spacious pantry cupboard, square edge worktops with breakfast bar and space for seating, single stainless steel drainer sink with chrome mixer tap over, four ring gas hob with built in extractor above and tiled splashback, built in electric oven, built in microwave, built in dishwasher, built in fridge/freezer, space and plumbing for a washing machine, spotlights to the ceiling, central heating radiator, space for dining table and chairs and has double glazed patio doors which lead out to the rear garden.



## FIRST FLOOR ACCOMMODATION

### LANDING

6'1" x 10'9"

Loft access and has internal doors leading off:

## BEDROOM ONE

8'11" x 14'8"



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



## BEDROOM TWO

9'0" x 10'6"

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

## BEDROOM THREE

6'1" x 7'9"

Double glazed window to the front elevation, central heating radiator and a door which leads into a storage cupboard.

## FAMILY BATHROOM

6'1" x 7'4"



Obscure double glazed window to the rear elevation and includes a white suite comprising: P-shaped bath with chrome taps over and mains shower above with a glass shower screen, close coupled w/c and handbasin with chrome tap over built within a white gloss unit, chrome heated towel rail, spotlights to the ceiling and is fully tiled around the bath area.

## EXTERIOR



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## FRONT



To the front of the property is a paved pathway which leads to the front entrance door, a paved driveway runs down the side of the property to the detached garage and gives access to the rear garden.



## REAR



Accessed down the side of the property through the wooden pedestrian gate or through the double glazed patio doors in the kitchen/diner where you will step out onto: a paved area with space for seating, a paved pathway runs down the side of the garage to a pedestrian door which gives access to the garage, the rest is mainly gravelled with a herbaceous border and has perimeter walls/fencing to all sides.



## GARAGE

Accessed via and up and over with power and lighting, a double glazed window to the side elevation a double glazed door which leads into the garden.

## 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.

## 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.

## 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

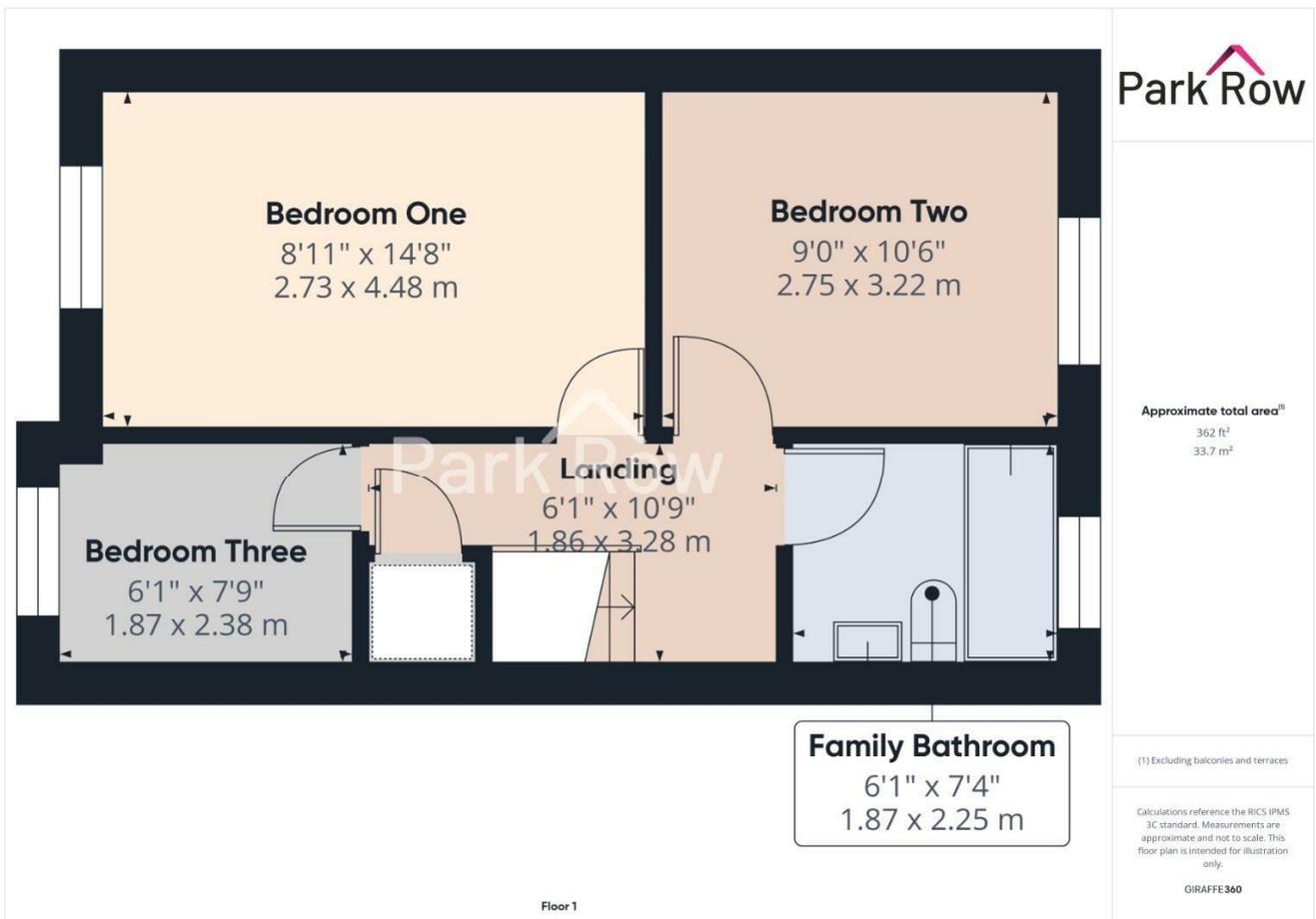
make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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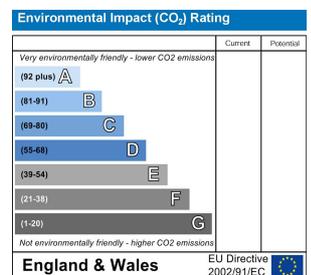
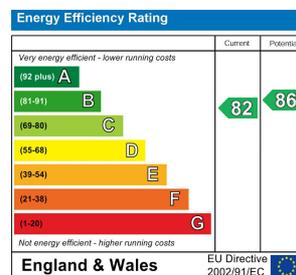
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