Park Row

The proactive estate agent

Low Street, Sherburn In Elmet, Leeds, LS25 6BB

Offers In Excess Of £350,000

3 2 2 D

** STUNNING VICTORIAN END-TERRACE PROPERTY ** THREE BEDROOMS ** MODERN KITCHEN ** OFF STREET PARKING ** STEEPED WITH TRADITIONAL FEATURES ** REAR GARDEN **ENSUITE ** BEAUTIFULLY PRESENTED THROUGHOUT ** BASEMENT **

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!

INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, this beautifully presented Victorian end terrace house on Low Street offers a delightful blend of traditional elegance and modern convenience. With three spacious bedrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by high ceilings and an abundance of natural light that highlights the traditional features throughout the home. The two reception rooms provide ample space for both relaxation and entertaining, making it an ideal setting for gatherings with family and friends. The well-appointed kitchen is designed for functionality.

In addition to the main living areas, the property boasts a basement, offering potential for additional storage or even a creative space to suit your needs. The presence of a garage adds further convenience, providing secure parking or extra storage options.

The location in Sherburn In Elmet is particularly appealing, with local amenities, schools, and parks within easy reach, making it a wonderful place to call home. This Victorian end terrace is not just a house; it is a lifestyle choice that combines character, comfort, and practicality. Do not miss the opportunity to make this exquisite property your own.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a blue composite door with two glass panels within which leads into;

PORCH

3'4" x 3'1"

An internal door with glass panel within which leads into;

HALLWAY

3'7" x 13'10"

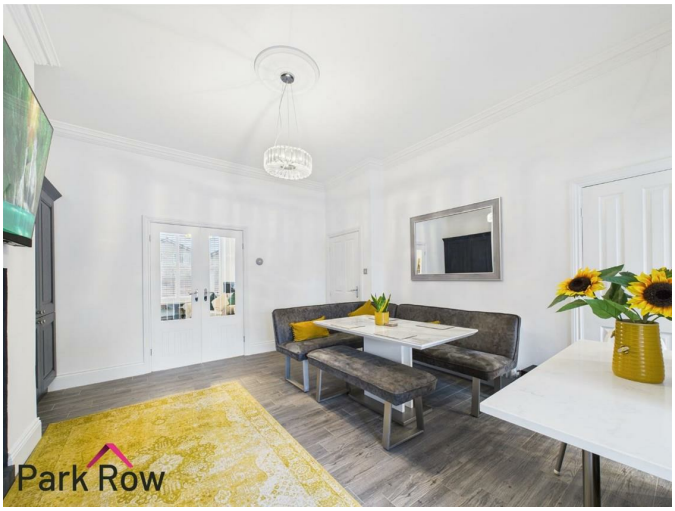
A double glazed window to the side elevation, a central heating radiator, a staircase to the first floor accommodation, original features, high ceilings and an internal door which leads into;

DINING ROOM

13'11" x 14'5"

Built in cupboards to either side of the original brick fireplace, internal door leads to the basement, open walkway leads into the kitchen, wraparound kitchen island provides additional seating and double doors with glass panels within which lead into;

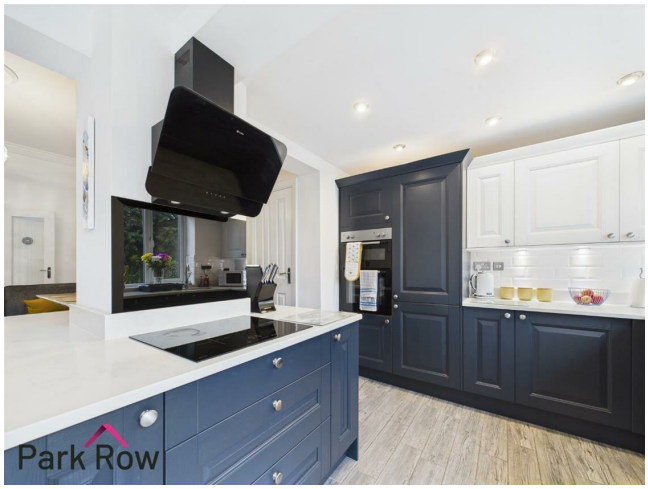
MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS



LIVING ROOM
13'3" x 13'5"

Kneeling bay window to the front elevation, a central heating radiator and a feature fireplace with wooden surround and mantel.

KITCHEN
(10'2" x 6'3") & (6'10" x 9'5")



Navy shaker-style wall and base units surrounding the kitchen area, white quartz worktops and upstands, one and a half undercounter stainless steel sink, with chrome mixer taps over and drainer groves within the quartz worktop, one and a half integrated oven, an induction hob sits within the peninsula, an integrated extractor fan over,

Double glazed window to the rear elevation, bi folding doors to the rear elevation, a central heating radiator,

FIRST FLOOR ACCOMMODATION

LANDING
3'1" x 14'4"

A central heating radiator, a staircase to the second floor accommodation and internal doors which lead into;

BEDROOM ONE
14'9" x 13'1"

Two double glazed windows to the front elevation, two central heating radiators and built in wardrobes.

BEDROOM TWO
9'2" x 14'6"

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

BATHROOM
6'10" x 9'5"

An obscure double glazed window to the side elevation, a white suite comprising of a closed couple WC, a pedestal hand basing with chrome taps over, a double ended panel bath with chrome mixer shower taps over, a standalone shower cubicle with glass doors and chrome mains mixer shower within and a central heating radiator.

SECOND FLOOR ACCOMMODATION

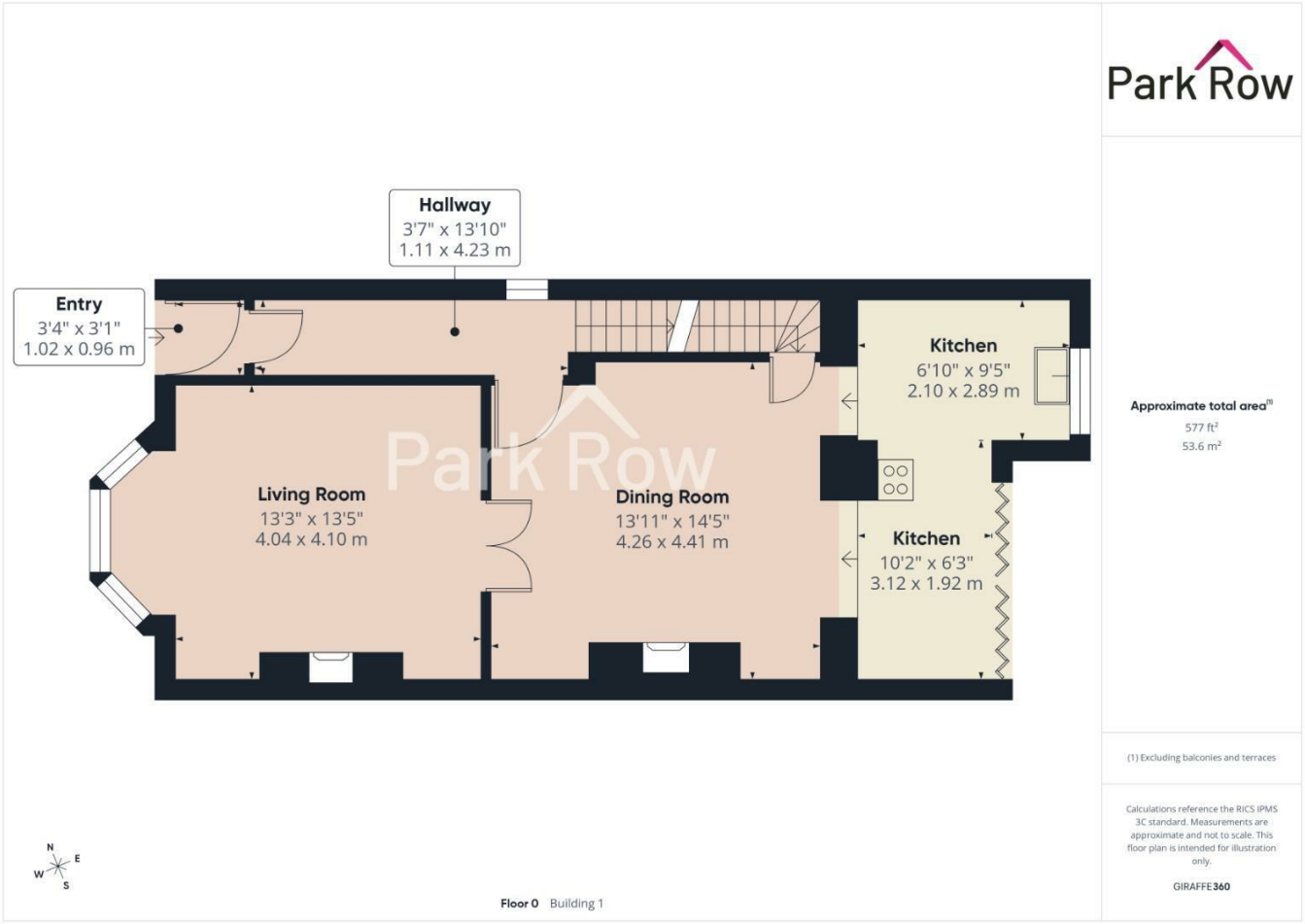
LANDING
2'11" x 6'2"

Internal door which leads into;

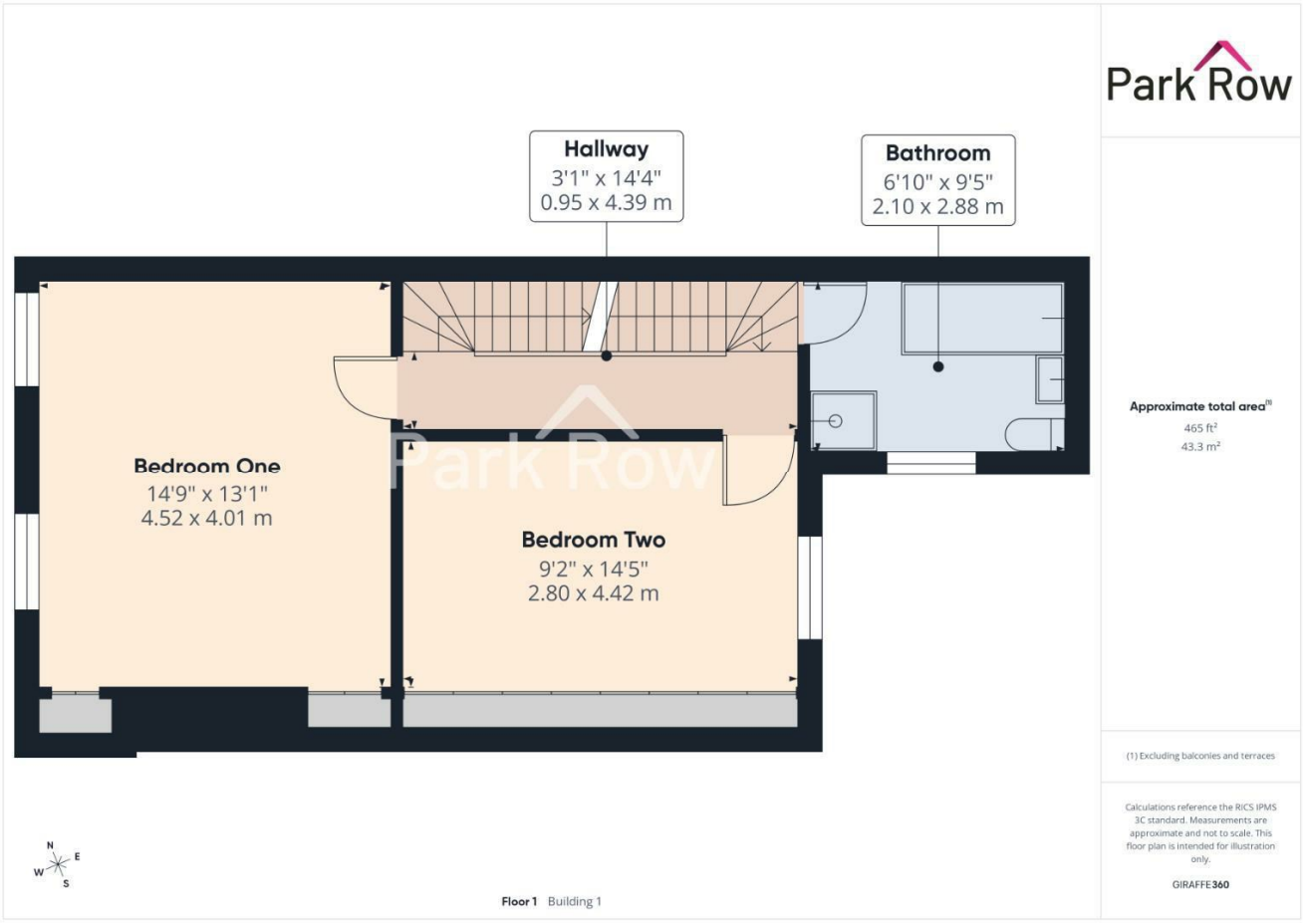
BEDROOM THREE
16'10" x 13'3"

A double glazed window to the side elevation, two central heating radiators, original features, loft access and an internal door which leads into;

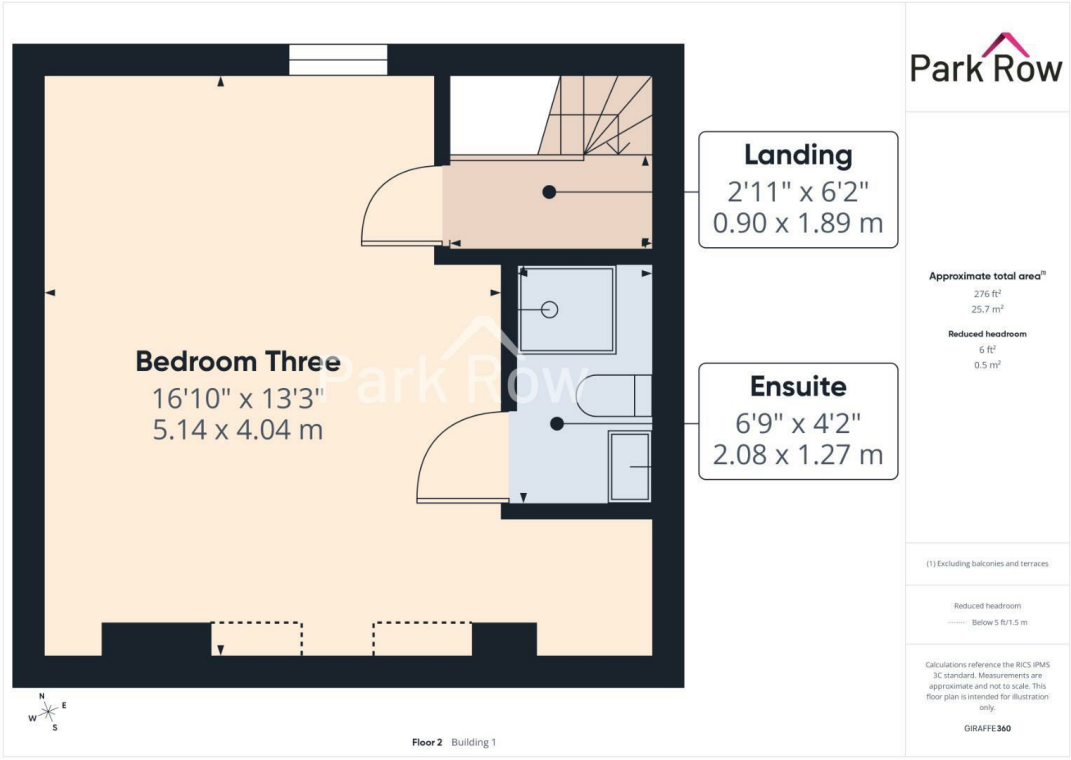
MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

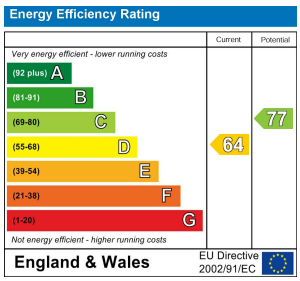


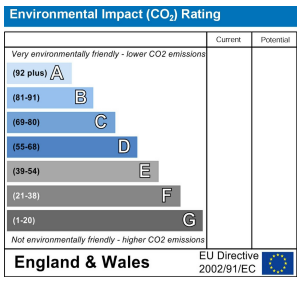
MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS



MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS







W **www.parkrow.co.uk**

T **01977 681122**

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA

sherburn@parkrow.co.uk

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS