Park Row

The proactive estate agent



Eversley Garth Crescent, Sherburn In Elmet, Leeds, LS25 6DL

Offers In Excess Of £250,000

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DETACHED EXTENDED BUNGALOWTWO BEDROOMS**OFF STREET PARKING**ENCLOSED REAR GARDEN**NO ONWARD CHAIN**PERFECT IF YOU ARE DOWN-SIZING**

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 desirable area of Sherburn In Elmet, Eversley Garth Crescent presents a charming detached bungalow that is perfect for those seeking a comfortable and convenient lifestyle. This delightful property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals looking for a peaceful retreat.
Upon entering, you will find a welcoming reception room that offers a warm and inviting space for relaxation and entertaining. The layout is both practical and appealing, ensuring that every corner of the home is utilized effectively. The bungalow also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this property is the off-street parking, which accommodates vehicles, providing convenience and peace of mind. The enclosed rear garden is a lovely addition, offering a private outdoor space where you can enjoy the fresh air, host gatherings, or simply unwind in a tranquil setting.

Located in the sought-after area of Sherburn In Elmet, this bungalow benefits from a friendly community atmosphere and easy access to local amenities, schools, and transport links. Whether you are looking to downsize, invest, or find your first home, this property presents an excellent opportunity to enjoy comfortable living in a picturesque setting. Do not miss the chance to make this charming bungalow your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with a double glazed obscure window within which leads into;

HALLWAY

13'7" x 2'10" (4.16 x 0.87)

Central heating radiator, loft hatch access, LED spotlights and internal doors which lead into;

KITCHEN

17'7" x 8'7" (5.38 x 2.62)



Double glazed window to the side elevation, double glazed window to the rear elevation, central heating radiator, white gloss base and wall units, marble-effect square edge worktop, one and a half stainless steel drainer sink with a chrome tap over, integral double oven, integral fridge/freezer, four ring gas cooker with a built-in extractor fan over, space and plumbing for a washing machine, space for a dryer, space and plumbing for a dishwasher, tiled back splash, electrics for a wall hung TV and a uPVC door with a double glazed obscure window within which leads out to the rear garden.



LOUNGE
15'4" x 11'6" (4.68 x 3.51)



Central heating radiator and double glazed double doors which lead out to the rear garden.



BEDROOM ONE
13'7" x 11'5" (4.16 x 3.48)



Double glazed window to the front elevation, central heating radiator and built-in wardrobes with gloss white sliding doors.



BEDROOM TWO
8'6" x 8'6" (2.61 x 2.61)



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



BATHROOM
8'5" x 5'7" (2.59 x 1.71)



Double glazed obscure window to the side elevation and includes; central heating radiator, a hand basin with chrome taps over and a close coupled w/c set within the same wooden unit with space for storage, fully tiled mains shower with a glass shower screen and tiled flooring.

EXTERIOR

FRONT



Block paved driveway with space for parking, decorative stone area and perimeter, paving stone driveway with more space for parking, access into the entrance, decorative stone perimeter and a concrete area with black metal gates which leads into;





REAR





Accessed via the double doors in the lounge, a door in the kitchen and a black metal gate at the side of the property where you will step out onto; a paved area with space for seating, wooden steps up to a concrete path leading to hard standing with space for a shed, borders filled with mature flowers and bushes, wooden fencing to the left and right hand side, hedging to the rear and the rest is mainly artificial grass.

AERIAL PHOTO



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.

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

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

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.

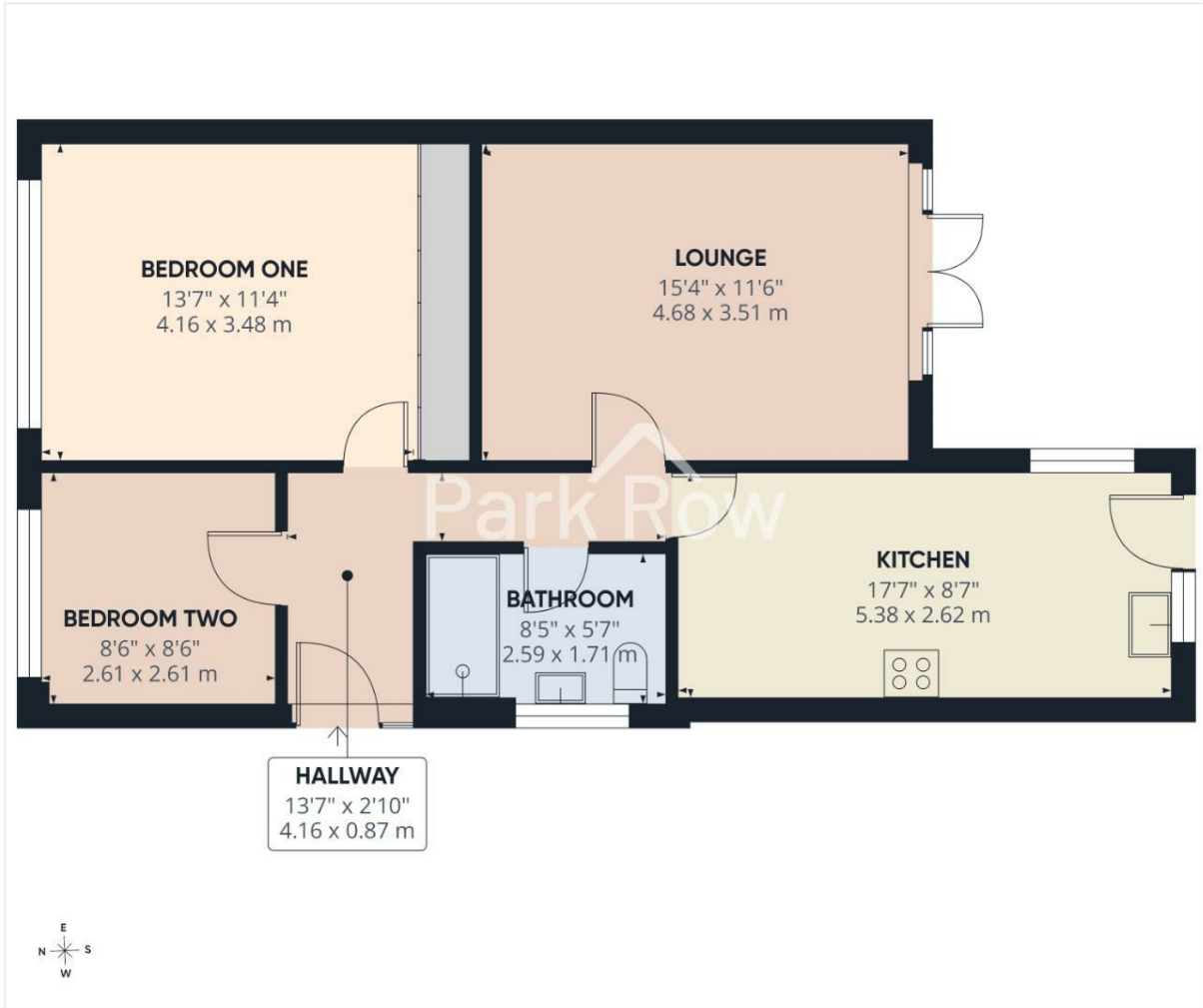
VIEWINGS

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.









Park Row

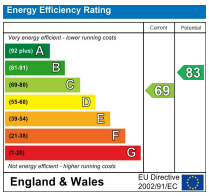
Approximate total area(1)
707 ft²
65.8 m²

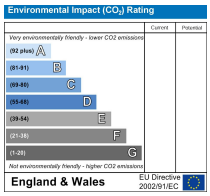
(1) Excluding balconies and terraces

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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FEDERATION OF INDEPENDENT AGENTS