Park Row

The proactive estate agent

Weyland Road, Sherburn In Elmet, Leeds, LS25 6QT

Offers In Excess Of £250,000

3 | 1 | 1 | B

MID-TERRACETHREE BEDROOMS**OFF STREET PARKING**ENCLOSED REAR GARDEN**DOWNSTAIRS W/C**OPEN PLAN KITCHEN/DINING ROOM**GREAT FOR FIRST TIME BUYERS OR SMALL FAMILIES**

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 FRIDAY, AND 1.00PM SATURDAY

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INTRODUCTION

Nestled on Weyland Road in the charming village of Sherburn In Elmet, this delightful mid-terrace house presents an excellent opportunity for first-time buyers or small families seeking a comfortable and inviting home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you will find a welcoming reception room that sets the tone for the rest of the home. The heart of the house is the spacious kitchen/dining room, which features double doors that lead out to an enclosed rear garden. This outdoor space is perfect for enjoying sunny days or hosting gatherings with family and friends.

Convenience is key, with a downstairs w/c adding to the practicality of the layout. The property also benefits from off-street parking to the rear, ensuring that you have a secure place for your vehicle.

With an impressive EPC rating of B, this home is not only comfortable but also energy-efficient, making it a wise choice for those looking to reduce their environmental impact while enjoying modern living.

In summary, this mid-terrace house on Weyland Road offers a perfect blend of space, comfort, and convenience, making it an ideal choice for those looking to settle in a friendly community. Don't miss the chance to make this lovely property your new home.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a grey composite door with a double glazed panel within which leads into;

HALLWAY

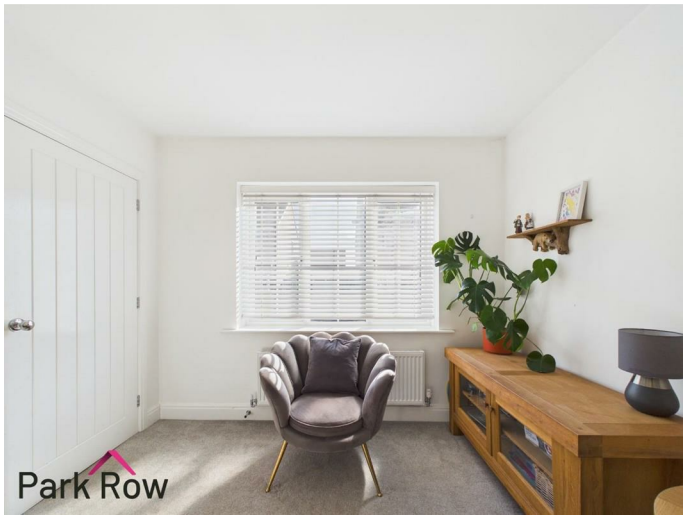
5'3" x 3'3".134'6" (1.62 x 1..41)

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

LIVING ROOM

12'3" x 16'0" (3.74 x 4.88)

A double glazed window to the front elevation, a door which leads into an under-stairs storage cupboard, a central heating radiator and an internal door which leads into;



KITCHEN / DINING ROOM

15'7" x 12'5" (4.76 x 3.80)

A double glazed window to the rear elevation, white gloss wall and base units surrounding the kitchen area, square edge laminate worktop, an island to the centre with space for seating and a four ring gas hob built within with a built in extractor fan over, integral fridge/freezer, built in oven, space and plumbing for a washing machine, one and a half stainless steel drainer sink with chrome taps over, a central heating radiator, double glazed double doors which lead out to the rear garden and an internal door which leads into;

WC
3'0" x 5'3" (0.92 x 1.61)

Includes a white suite comprising of; a close coupled w/c, a hand basin with chrome taps over, a central heating radiator and half tiled walls.

FIRST FLOOR ACCOMMODATION

LANDING
8'7" x 4'10" (2.62 x 1.48)
Loft access and internal doors which lead into;

BEDROOM ONE
9'10" x 13'8" (3.02 x 4.19)

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

BEDROOM TWO
6'10" x 14'11" (2.09 x 4.57)

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

BEDROOM THREE
5'2" x 11'6" (1.60 x 3.52)

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

BATHROOM
5'7" x 11'2" (1.71 x 3.42)

An obscure double glazed window to the rear elevation and includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a glass shower screen, a chrome heated towel rail, a door which leads into a storage cupboard, fully tiled around the bath and half tiled to the wall with the W/C.

EXTERIOR

FRONT

To the front of the property there is a paved pathway which leads to the entrance door, an area filled with decorative stones and the rest is mainly lawn.

REAR

Accessed via the gate at the rear or through the double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, a paved pathway which leads to the gate, an area filled with decorative stones, a border filled with established shrubs, perimeter wooden fencing to all tree sides and the rest is mainly lawn.

PARKING

The parking is at the rear of the property with space for 2 vehicles. You then get access to the property via the back gate from the parking spaces.

AERIAL

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.

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.

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding:

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.

OPENING HOURS

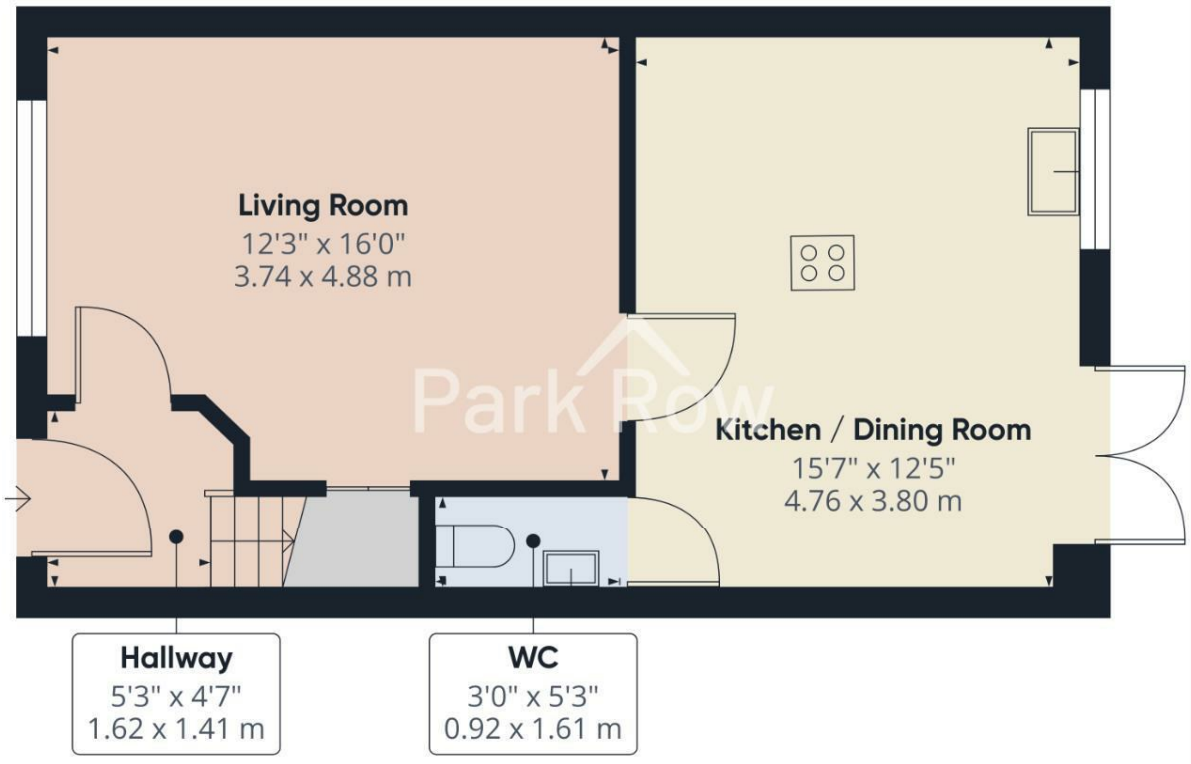
Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

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

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.



Floor 0

Park Row

Approximate total area(1)

444 ft²

41.3 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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Floor 1

Park Row

Approximate total area[1]

409 ft²

38.1 m²

(1) Excluding balconies and terraces

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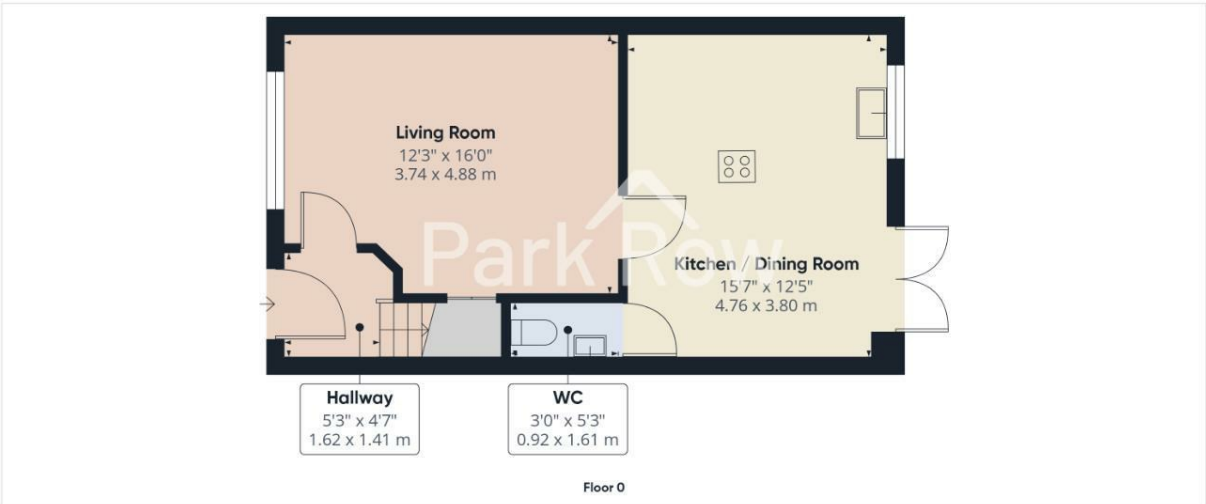

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Approximate total area(1)
853 ft²
79.4 m²

(1) Excluding balconies and terraces

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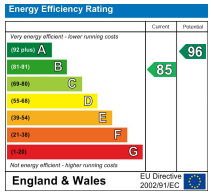

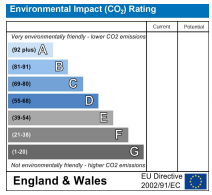

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