

# Park Row

The proactive estate agent



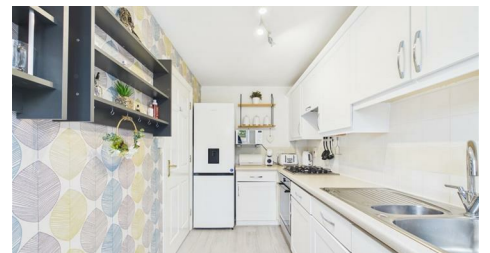
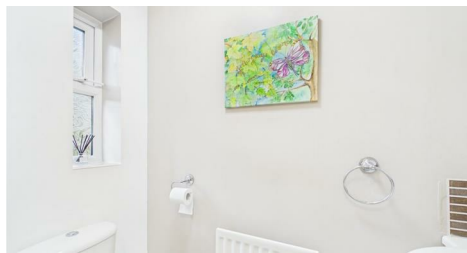
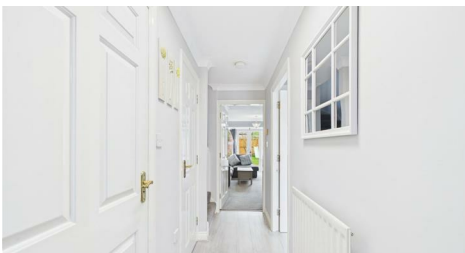
**Copperfield Close, Sherburn In Elmet, Leeds, LS25 6NP**

**Offers In The Region Of £250,000**



**\*\* END-TERRACE TOWNHOUSE \*\* THREE DOUBLE BEDROOMS \*\* TWO BATHROOMS \*\* OFF STREET PARKING FOR TWO VEHICLES \*\* ENCLOSED REAR GARDEN \*\* DOWNSTAIRS W/C \*\* CENTRAL VILLAGE LOCATION \*\* NEW BOILER \*\* PERFECT 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 FRIDAYS and until 1PM SATURDAYS!**



FEDERATION  
OF INDEPENDENT  
AGENTS

## INTRODUCTION

Nestled in the charming area of Copperfield Close, Sherburn In Elmet, this delightful end-of-terrace townhouse presents an excellent opportunity for families and professionals alike. The property boasts three well-proportioned double bedrooms, providing ample space for relaxation and rest. With two bathrooms, including a convenient downstairs W/C, morning routines will be a breeze for all residents.

The heart of the home is the inviting lounge/dining room, perfect for unwinding after a long day or entertaining guests. The kitchen is functional and well-equipped, making meal preparation a pleasure. Step outside to discover an enclosed rear garden, an ideal space for children to play or for hosting summer barbecues with friends and family.

Parking is made easy with two off-street parking spaces, ensuring that you will never have to worry about finding a spot after a long day. The property holds an Energy Performance Certificate rating of C, reflecting its energy efficiency and modern living standards.

Situated in a friendly neighbourhood, this townhouse is conveniently located near local amenities, schools, and transport links, making it an ideal choice for those seeking a balance of tranquillity and accessibility. This property is not just a house; it is a place to call home. Don't miss the chance to make this lovely townhouse your own.

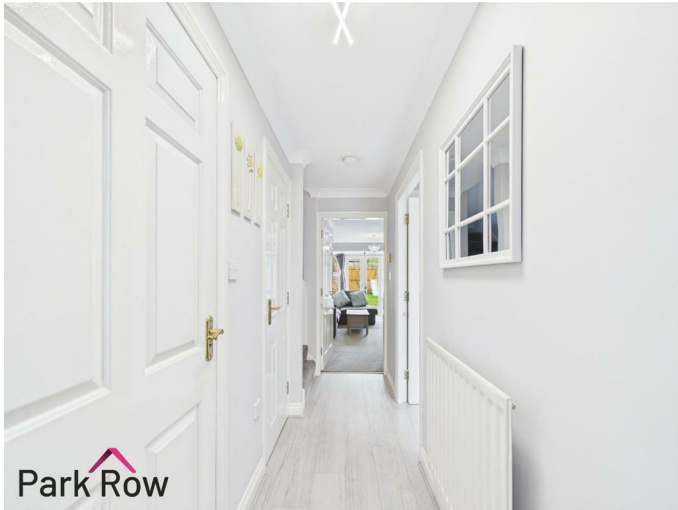
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter via a grey composite door with double glazed decorative glass panels within which leads into;

### ENTRANCE HALLWAY

12'0" x 3'3" (3.66 x 1.01)



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

## DOWNSTAIRS W/C

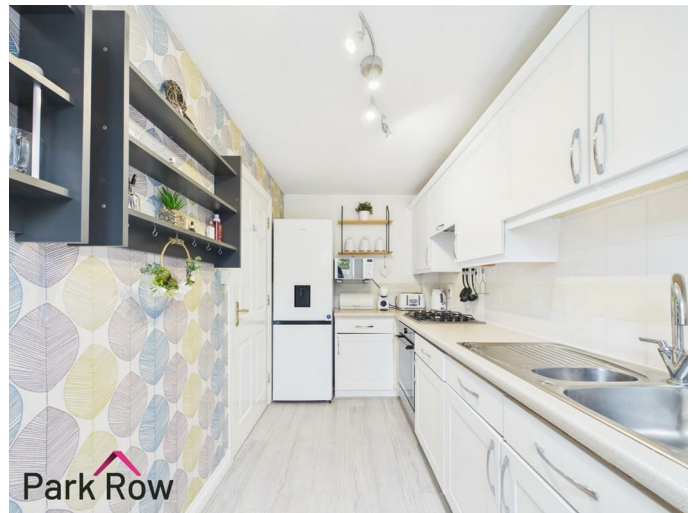
6'2" x 0'0".272'3" (1.88 x 0.83)



An obscure double glazed window to the front elevation and includes; a close coupled w/c, a hand basin within a white wooden unit with space for storage, tiled splashback and a central heating radiator.

## KITCHEN

11'9" x 6'0" (3.60 x 1.85)



A double glazed window to the front elevation, white wooden shaker-style wall and base units surrounding, built in oven, four ring gas hob with a built in extractor fan over, one and a half stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space or a freestanding fridge/freezer and a central heating radiator.



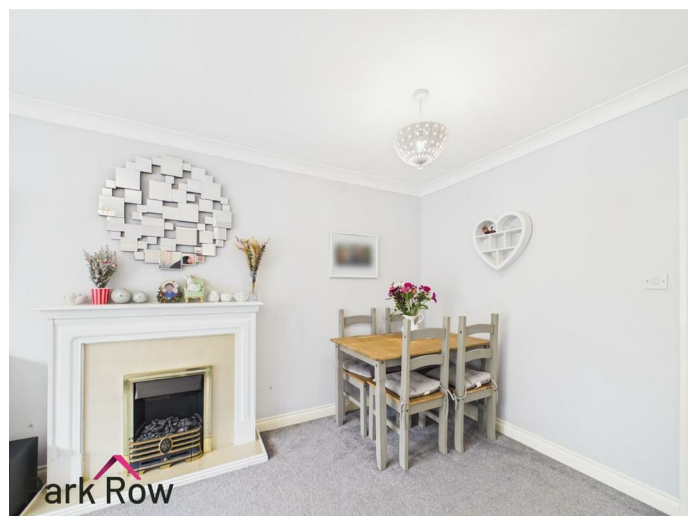
surround, a door which leads into a storage cupboard, a central heating radiator and a double glazed bay window with double glazed patio doors within which leads out to the rear garden.



**LOUNGE/DINING AREA**  
17'6" x 12'9" (5.35 x 3.91)



A fire set within a fireplace with a tiled hearth and a wooden



## FIRST FLOOR ACCOMODATION

### LANDING

9'7" x 3'0" (2.93 x 0.93)



Stairs which lead up to the second floor accommodation, a central heating radiator and doors which lead into;

### BEDROOM TWO

12'10" x 8'9" (3.92 x 2.68)



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

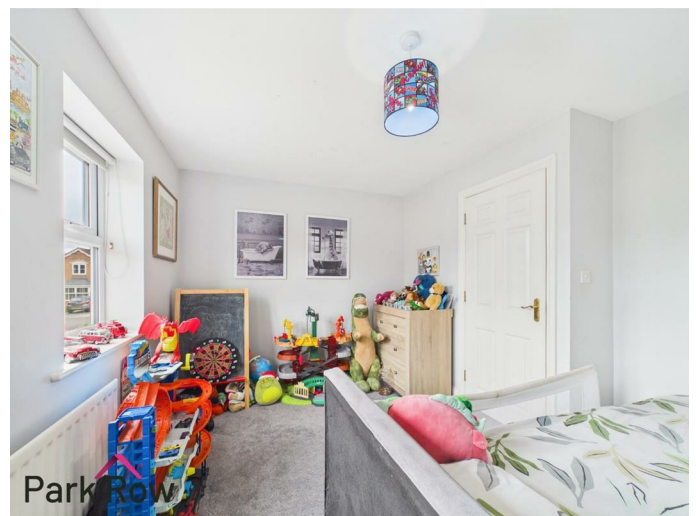


### BEDROOM THREE

12'9" x 8'7" (3.90 x 2.63)



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



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## BATHROOM

6'4" x 6'2" (1.94 x 1.90)



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a panel bath with chrome taps over, a hand basin set within a white wooden unit with space for storage and chrome taps over, half-tiled walls to the bath area, tiled splashback and a central heating radiator.



## SECOND FLOOR ACCOMMODATION

### LANDING

3'1" x 2'11" (0.94 x 0.91)

Internal doors which lead into;

### BEDROOM ONE

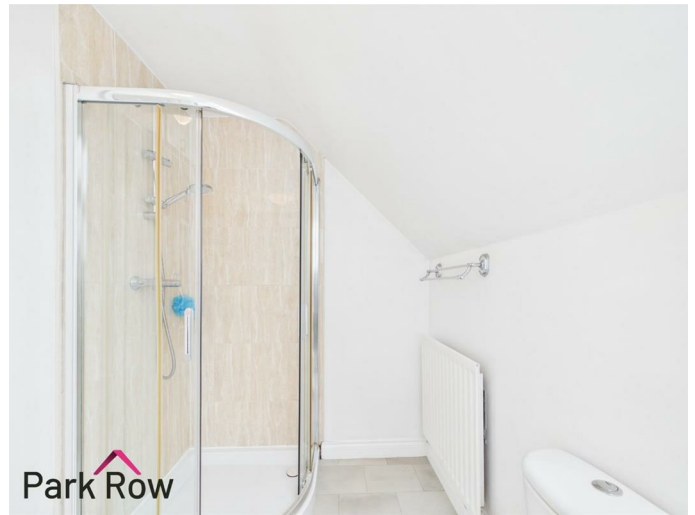
12'6" x 9'5" (3.82 x 2.88)



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



**BATHROOM**  
8'5" x 5'6" (2.57 x 1.68)



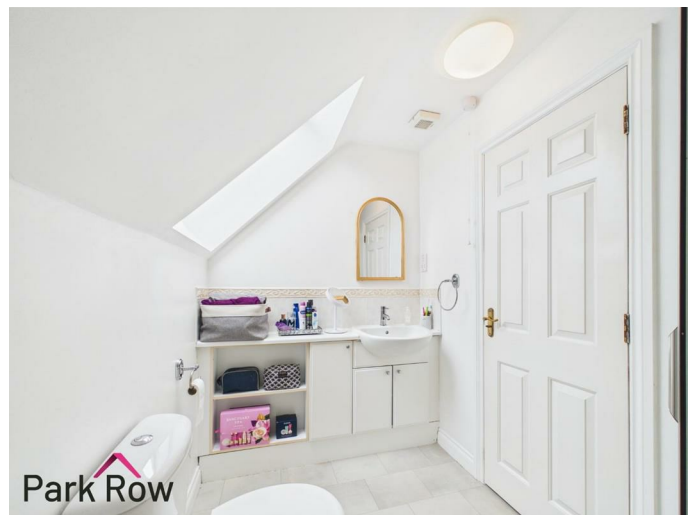
A double glazed Velux window to the ceiling and includes a white suite comprising of; a close coupled w/c, a hand basin set within a white wooden unit with space for storage and chrome taps over, a fully tiled corner mains shower with a glass shower screen, electric shaving point and a central heating radiator.



**WALK-IN WARDROBE**  
8'9" x 4'2" (2.68 x 1.29)



Includes plenty of space for storage and a door which leads into a further cupboard with more space for storage.



**EXTERIOR**

## FRONT



To the front of the property there is a paved pathway which leads to the entrance door and down the side of the property to the rear garden, a border filled with decorative stones, storm porch, hedging to the side and the rest is mainly lawn.

## REAR



Accessed via the gate at the side of the property or through the double doors in the lounge/dining room where you will step out onto; a paved patio area with space for outdoor seating, outdoor tap, outdoor lighting, borders filled with decorative stones, space and hardstanding for an outdoor shed, borders filled with mature trees and bushes, perimeter wooden fencing to all three sides and the rest is mainly lawn.





## AERIAL PHOTO



## 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.

## PARKING

There is allocated space for parking for 2 vehicles in the small car park across the street.

## 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.

## 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: 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.

## **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.

## **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



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**WC**  
2'8" x 6'2"  
0.83 x 1.88 m

**ENTRANCE HALLWAY**  
3'3" x 11'11"  
1.01 x 3.65 m



Approximate total area<sup>(1)</sup>  
359 ft<sup>2</sup>  
33.4 m<sup>2</sup>

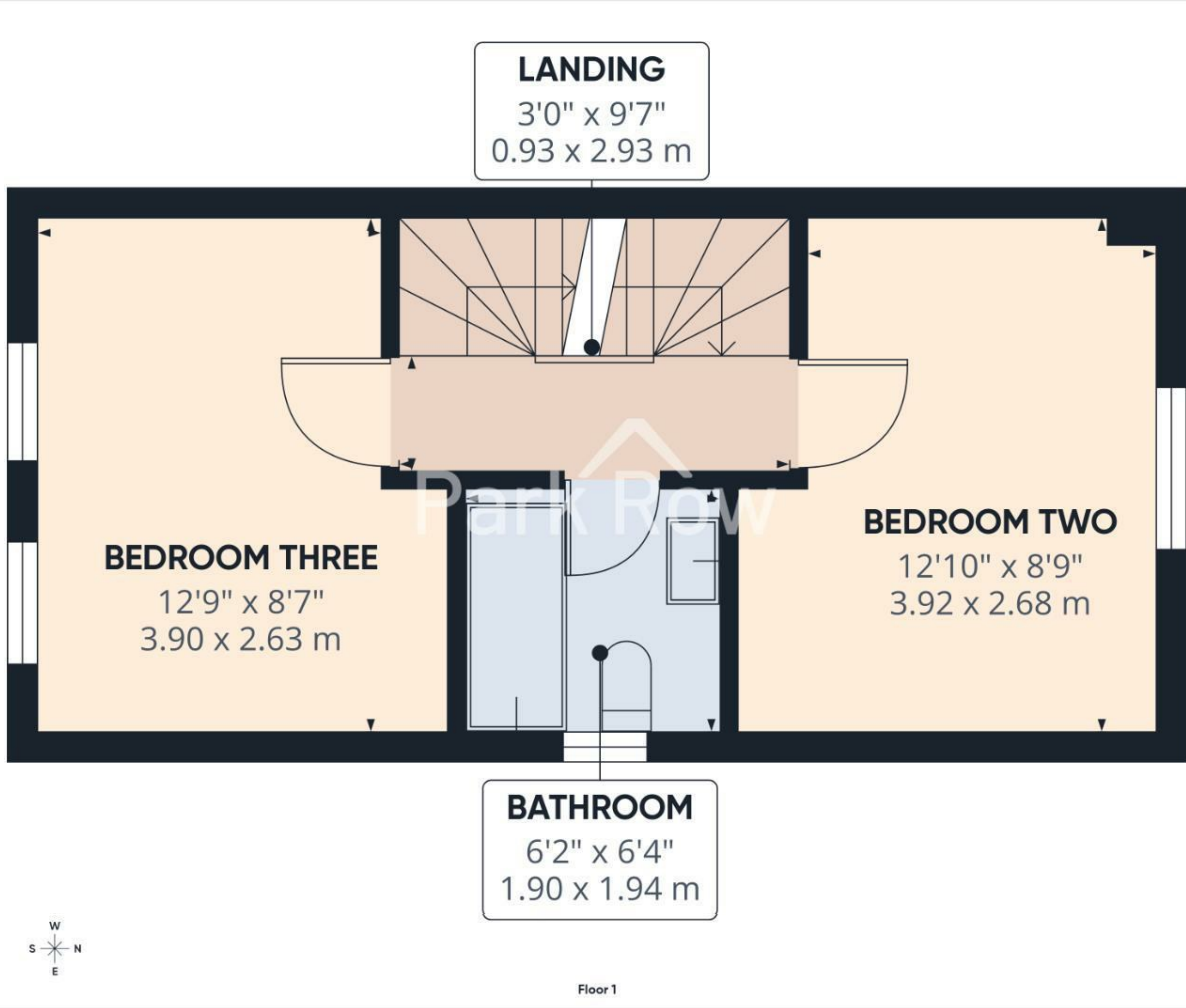
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Floor 0

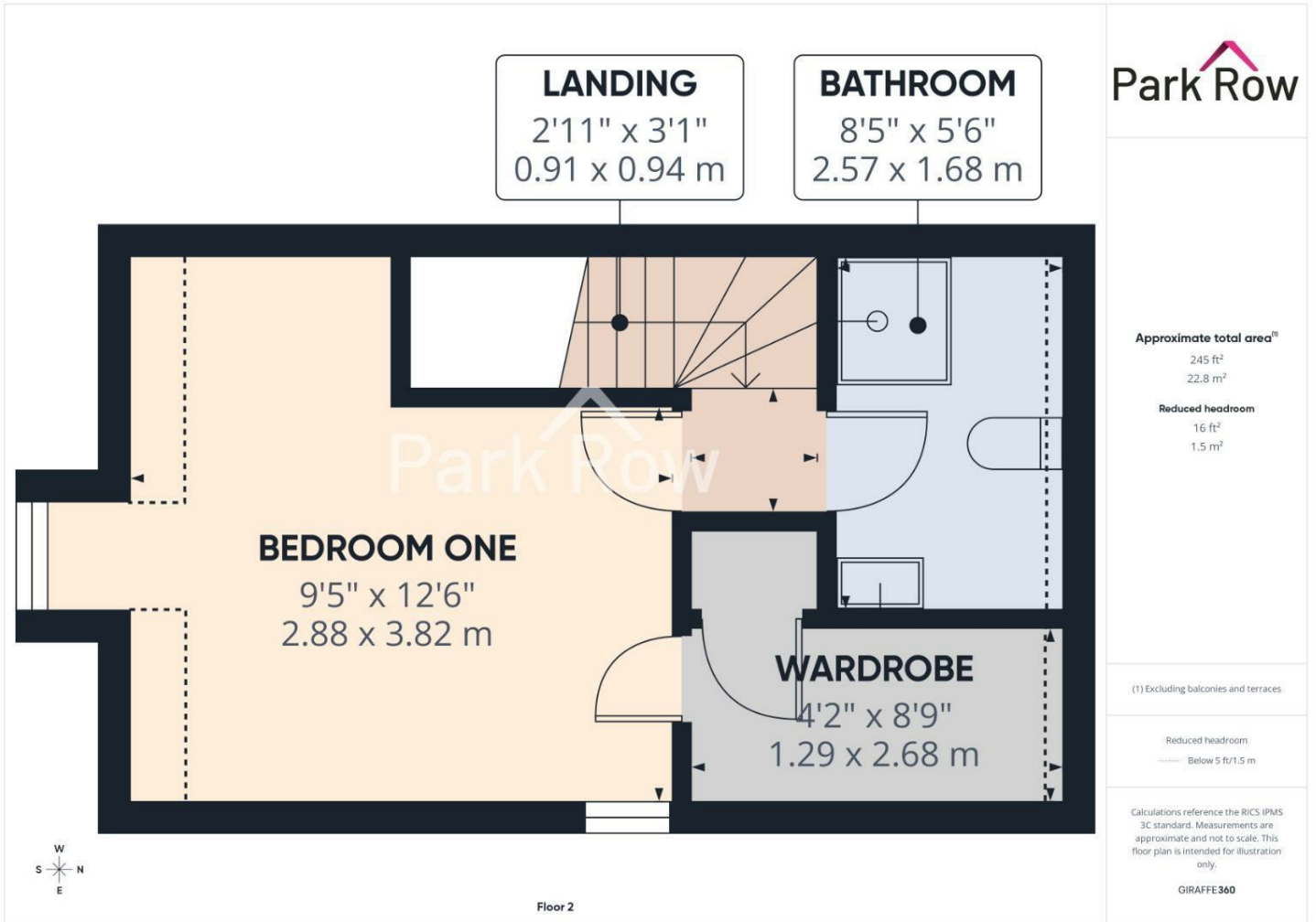


Approximate total area<sup>(1)</sup>  
316 ft<sup>2</sup>  
29.3 m<sup>2</sup>

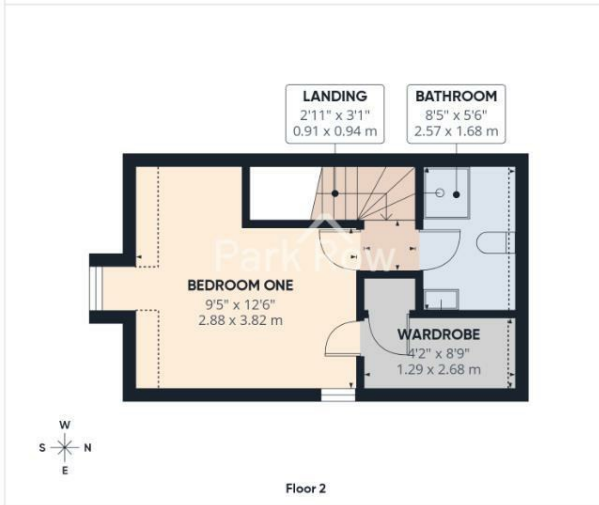
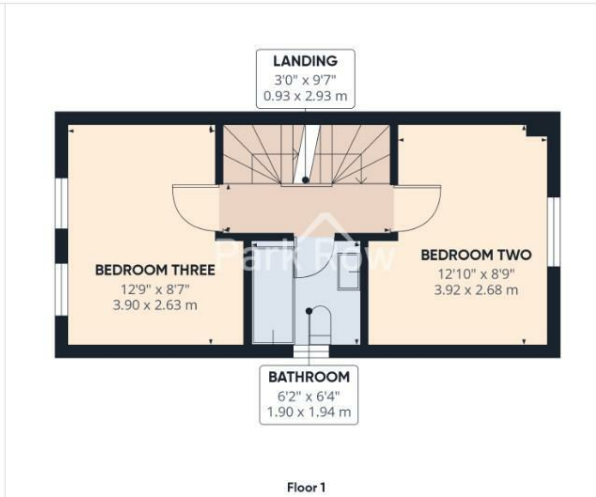
(1) Excluding balconies and terraces

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GIRAFFE360



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**Park Row**

Approximate total area<sup>(1)</sup>  
920 ft<sup>2</sup>  
85.5 m<sup>2</sup>

Reduced headroom  
16 ft<sup>2</sup>  
1.5 m<sup>2</sup>

(1) Excluding balconies and terraces.

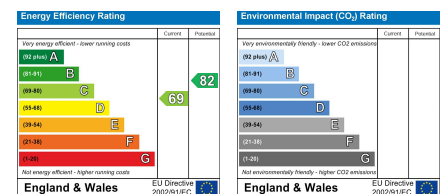
Reduced headroom  
Below 5 ft/1.5 m

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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