Park Rôw

Bishopdyke Road, Sherburn In Elmet, Leeds, LS25 6JL

Offers In Excess Of £500,000

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DETACHED FAMILY HOMESET WITHIN JUST UNDER AN ACRE OF LAND**VARIOUS OUTBUILDINGS**PARKING FOR MULTIPLE VEHICLES**THREE BEDROOMS**DOUBLE GARAGE**SCOPE TO EXTEND/DEVELOP SUBJECT TO PLANNING**BAGS OF POTENTIAL**

Experience the charm of British living with this appealing 3-bed property situated on Bishopdyke Road, Sherburn in Elmet and sprawling over an impressive 914.93 square feet and set across two floors, rustic elegance is at every corner of this characterful home. The lower storey hosts an airy living room leading onto an impressive kitchen, fitted with a sleek five-ring gas hob and built-in oven. On the first floor resides a contemporary bathroom with a fully tiled wetroom, accompanied by three bedrooms. In addition, the property boasts parking space for multiple vehicles and is surrounded by nearly an acre of lush land, complete with a host of outbuildings presenting abundant potential and scope for expansion, subject to any necessary planning permissions. Nearby, lively entertainment awaits at the “The Motorist” event venue, or one can indulge in tantalizing meals at "The Arnage Restaurant." The convenient transit station "Sherburn-in-Elmet" and the "Sherburn Aero Club EGCJ" Airport maintain a well-connected neighbourhood. With its perfect blend of comfort, charm and connectivity, this property promises a serene yet exciting living experience.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS

FIRST FLOOR ACCOMMODATION

ENTRANCE
Enter through a uPVC door with a decorative glass insert which leads into;

ENTRANCE HALLWAY
6'11" x 6'0" (2.13 x 1.84)

Double glazed window to the front elevation, stairs which lead to the first floor accommodation, built in shelf under the stairs which is currently used as an office space, broadband point, tiled flooring and internal doors which lead into;

KITCHEN
14'1" x 8'1" (4.30 x 2.47)

uPVC door with a glass insert and two double glazed windows either side which leads out to the rear garden, cream gloss wall and base units with storage, two purple gloss units to the wall with storage, built in oven, five ring gas hob, blue subway-style tile splashback surrounding, stainless steel drainer sink with chrome taps over, roll-edge laminate worktop, LED spotlights to the ceiling and tiled flooring.

DINING ROOM
14'7" x 9'3" (4.46 x 2.82)
Double glazed window top the side elevation, central heating radiator, double glazed double doors which lead out to the spacious rear garden, LED spotlights to the ceiling and an open archway which leads into;

LOUNGE
12'10" x 11'9" (3.93 x 3.60)

Double glazed window to the front elevation, electric point for a wall mounted TV and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING
8'10" x 8'5" (2.71 x 2.59)

Two double glazed windows to the front elevation bringing in floods of light and internal doors which lead into;

BEDROOM ONE
12'11" x 11'11" (3.95 x 3.64)

Two double glazed windows to the front and side elevation, built in wooden wardrobes with a dressing table and a central heating radiator.

BEDROOM TWO
11'4" x 9'4" (3.47 x 2.86)

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

BEDROOM THREE
8'0" x 6'5" (2.46 x 1.96)

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

FAMILY BATHROOM
8'5" x 5'4" (2.58 x 1.63)

Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, hand basin with taps over set within a grey wooden unit with shelving and storage, walk in fully tiled wet room with tiling to the walls and floor tiles, LED spotlights and also a chrome towel radiator.

EXTERIOR

FRONT

To the front of the property there is a concrete driveway with space for multiple vehicles, paved pathway which leads to the entrance and to either side of the property, wooden fencing to the left of the property to separate the front from the rear garden, wooden fencing and a gate to the right hand side of the property which leads to the rear garden, perimeter hedging to all three sides, established trees and further hedging surrounding the right hand side creating a feeling of privacy plus the rest is mainly lawn.

REAR

Accessed via separate access off Fenton Lane, the gate from the front of the property or through the doors in the kitchen

and the dining room where you will step out onto; an expansive area of lawn which stretches to just under an acre of land which offers potential for endless possibilities all subject to planning, space for seating areas in the up and coming summer months, perimeter fencing with hedging, established trees surrounding the whole property and it also includes various different outbuildings.

OUTBUILDINGS

GARDEN ROOM
15'1" x 8'6" (4.6 x 2.6)
Includes space for storage.

SUMMER HOUSE
15'1" x 8'2" (4.6 x 2.5)
Accessed via door and includes; glazed window and a glazed double door to the side.

WASH ROOM
9'10" x 9'6" (3 x 2.9)
Accessed via a uPVC door and includes; wall and base units, space and plumbing for a washing machine also includes power and lighting.

FOUR COVERED FURTHER DOG PENS

DOUBLE GARAGE

39'4" x 26'2" (12 x 8)

Accessed via an electric door and includes; power plus lighting.

SOMETHING TO NOTE!

The vendor informs us there is an overage clause on part of the land to the rear which expires in 2025. Please request further details directly.

TENURE AND COUNCIL TAX

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

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

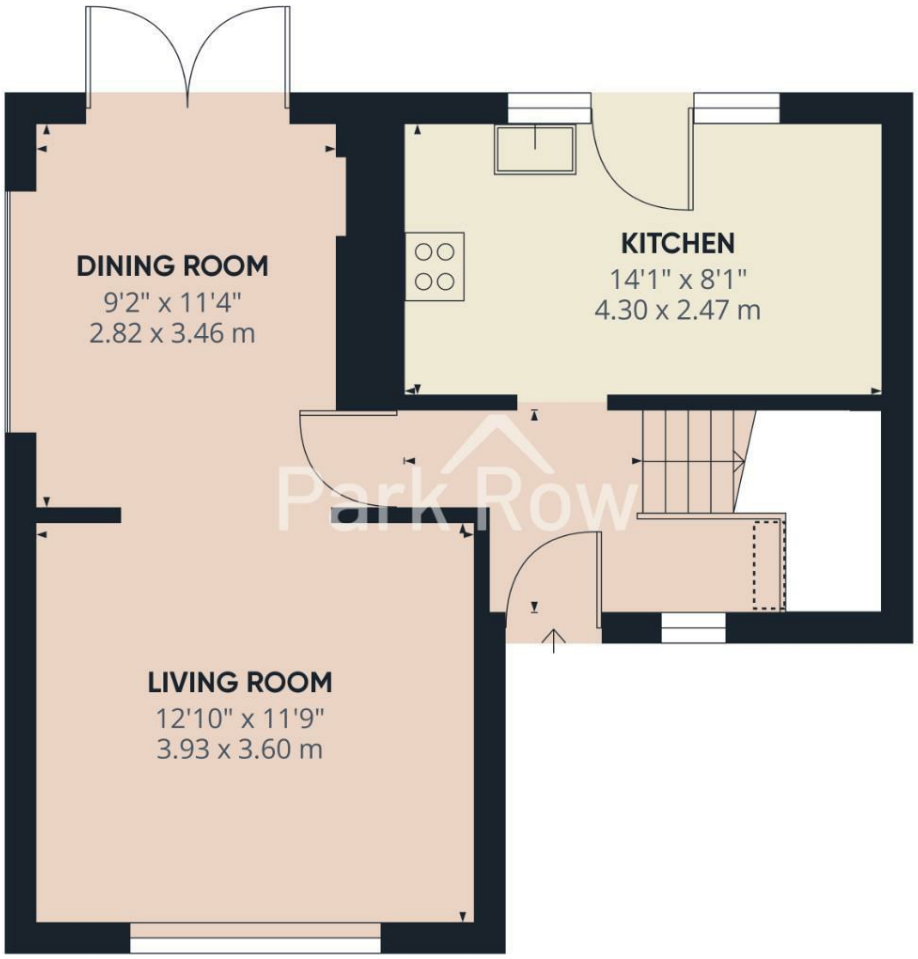
CALLS ANSWERED :
Mon, Tues, Wed, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

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.



Floor 0

Park Row

Approximate total area(1)

481.34 ft²

44.72 m²

Reduced headroom

2.55 ft²

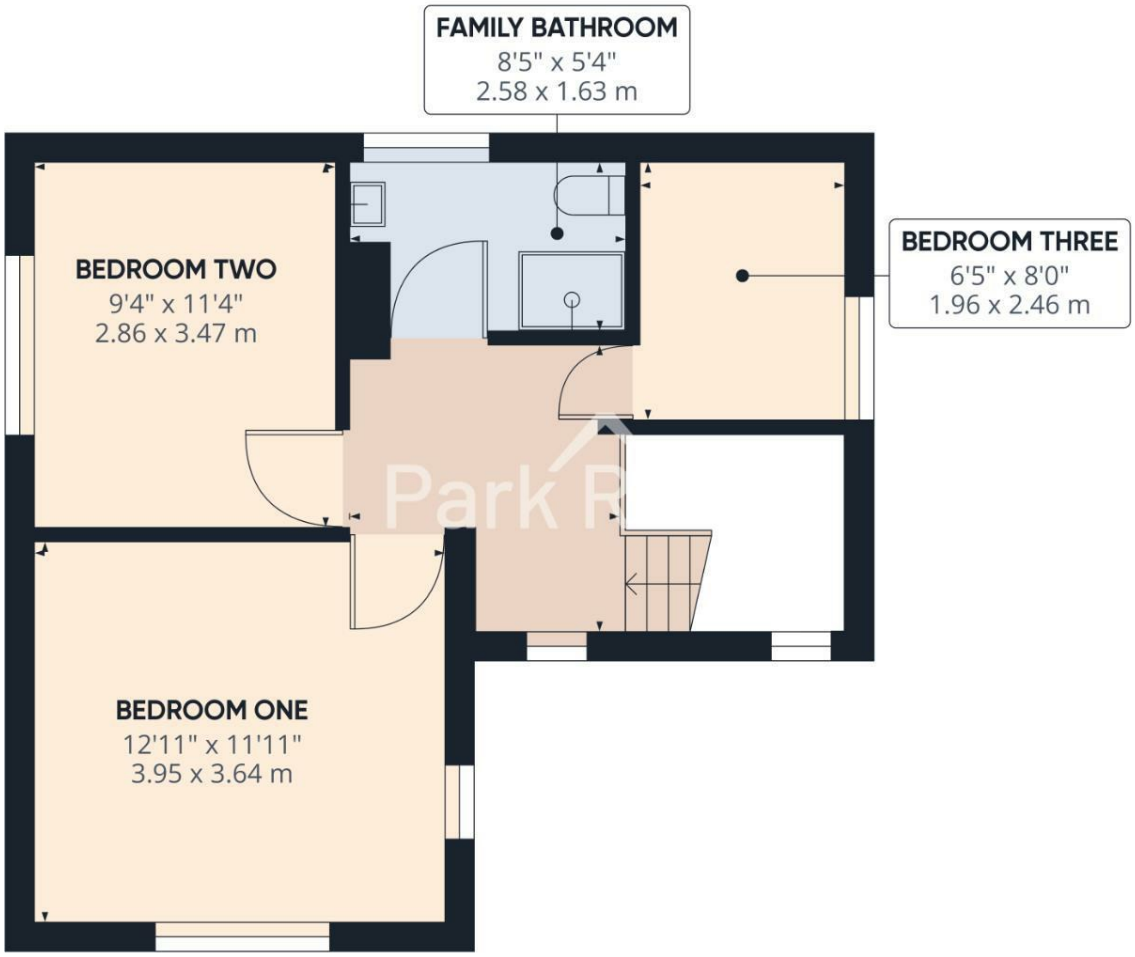
0.24 m²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Floor 1

Park Row

Approximate total area[1]

435.25 ft²

40.44 m²

(1) Excluding balconies and terraces

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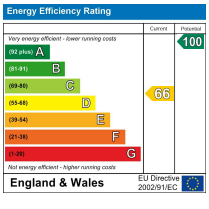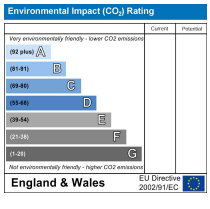
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