

# Park Row

The proactive estate agent



**Moorland Road, Sherburn In Elmet, Leeds, LS25 6PN**

**Offers In Excess Of £385,000**



**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*TWO RECEPTION ROOMS\*\*UTILITY CUPBOARD\*\*EN-SUITE\*\*DOWNSTAIRS W/C\*\*DETACHED GARAGE\*\*OFF STREET PARKING\*\*SOUGHT AFTER LOCATION FOR 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!**



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## INTRODUCTION

Nestled in the charming area of Sherburn In Elmet, Leeds, this delightful detached family home on Moorland Road offers a perfect blend of comfort and practicality. Spanning an impressive 1,214 square feet, the property boasts four well-proportioned bedrooms, making it an ideal choice for families seeking space and convenience.

Upon entering, you are greeted by a good-sized lounge that features double doors, seamlessly connecting the indoor space to the rear garden, perfect for entertaining or enjoying a quiet evening. The home also includes a separate office or snug, providing a versatile area that can be tailored to your needs.

The heart of the home is the open-plan kitchen and dining room, which is designed for modern living. This area is enhanced by sliding doors that lead out to the rear garden, allowing for an abundance of natural light and easy access to outdoor space. The kitchen is complemented by a utility cupboard, ensuring that practicality is at the forefront of this well-thought-out design.

The property features two bathrooms, including an en-suite, along with a convenient downstairs W/C, catering to the needs of a busy family. Outside, you will find both front and rear gardens, providing ample space for children to play or for gardening enthusiasts to indulge their passion.

Parking is a breeze with off-street parking available for a vehicle, along with a detached garage that offers additional storage space. This home is situated within a family-friendly estate, making it an excellent choice for those looking to settle in a welcoming community.

In summary, this four-bedroom detached house on Moorland Road is a wonderful opportunity for families seeking a spacious and well-equipped home in a desirable location.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a grey composite door with a double glazed window within and a storm porch over which leads into;

### ENTRANCE HALLWAY

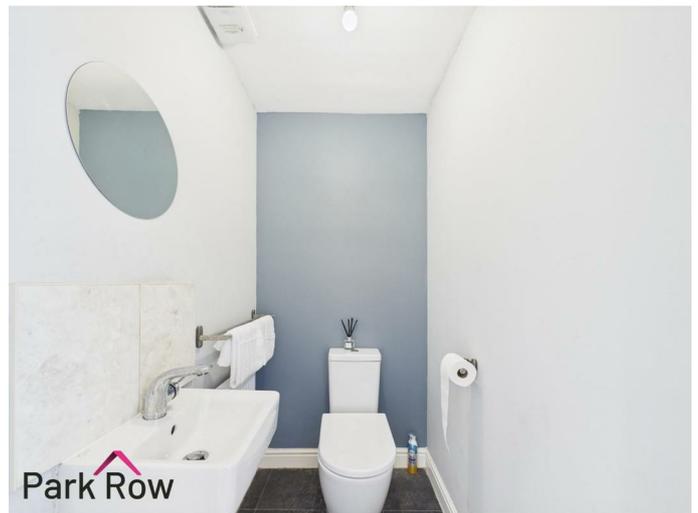
6'0" x 17'8" (1.85 x 5.39)



Stairs which lead up to the first floor accommodation, a cupboard door leading to an under stairs storage space, a central heating radiator and internal doors which lead into;

### DOWNSTAIRS W/C

4'9" x 3'7" (1.46 x 1.11)



A white suite comprising; close coupled w/c, hand basin with chrome taps over, tiled splashback and a central heating radiator.



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### OFFICE/SNUG

8'10" x 11'10" (2.70 x 3.63)



Two double glazed windows which includes one to the front and the side elevation and a central heating radiator.

### LIVING ROOM

10'11" x 16'0" (3.33 x 4.89)



A double glazed window to the front of the elevation, central heating radiator and double glazed double doors which lead into the garden.



### KITCHEN

13'0" x 15'0" (3.97 x 4.58)



Two double glazed windows to the side elevation, fitted with a

range of Shaker-style wall and base units, a square-edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, integrated oven, integral fridge/freezer, four ring gas hob with a built in extractor fan over, integral dishwasher, central heating radiator, tiled flooring, double glazed sliding doors that lead out to the rear garden and an internal door which leads into;



## BEDROOM ONE

13'0" x 11'3" (3.97 x 3.43)



Two double glazed windows to each side elevation, central heating radiator and an internal door which leads into;

## EN SUITE

9'6" x 3'9" (2.90 x 1.16)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, fully tiled mains shower with a glass sliding shower screen, hand basin with chrome mixer taps over and a chrome towel radiator.



## UTILITY CUPBOARD

4'10" x 3'6" (1.48 x 1.09)

Space and plumbing for a washing machine and a dryer plus space for storage.

## FIRST FLOOR ACCOMMODATION

### LANDING

10'0" x 11'8" (3.05 x 3.57)

Double glazed window to the side elevation, loft access, a central heating radiator and internal doors which lead into;



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**BEDROOM THREE**  
10'3" x 7'8" (3.14 x 2.36)



**BEDROOM TWO**  
8'11" x 12'10" (2.73 x 3.92)

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



Two double glazed window to the front and side elevation and a central heating radiator



## BEDROOM FOUR

8'11" x 7'11" (2.74 x 2.42)



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

## BATHROOM

7'10" x 5'8" (2.40 x 1.75)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, panel bath with chrome taps over and a mains shower over with a glass shower screen, chrome towel radiator and a white hand basin with chrome tap over with mirror above.



## EXTERIOR

### FRONT



To the front of the property there is a paved pathway that leads to the entrance and down the side of the property to the rear garden, black metal dwarf fencing to the front, established bushes, border filled with decorative stones and the rest is mainly lawn.



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### SIDE

A paved pathway which leads to a pedestrian gate leading to the rear garden.

### REAR



Accessed via the pathway at the front of the property, the gate at the rear of the property, the sliding doors in the kitchen/dining room or through the double doors in the lounge where you will step out onto; a paved area with space for outdoor seating, a paved pathway which leads to the rear gate, space for two outdoor sheds, perimeter brick built walls to two sides, perimeter wooden fencing to one side, and the rest is mainly lawn.



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### DETACHED GARAGE

18'8" x 9'8" (5.69 x 2.97)



Accessed via the street at the left hand side of the property and includes space for parking outside, a brown up and over door plus space for storage.

### AERIAL PHOTO



### TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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: 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

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

## VIEWINGS

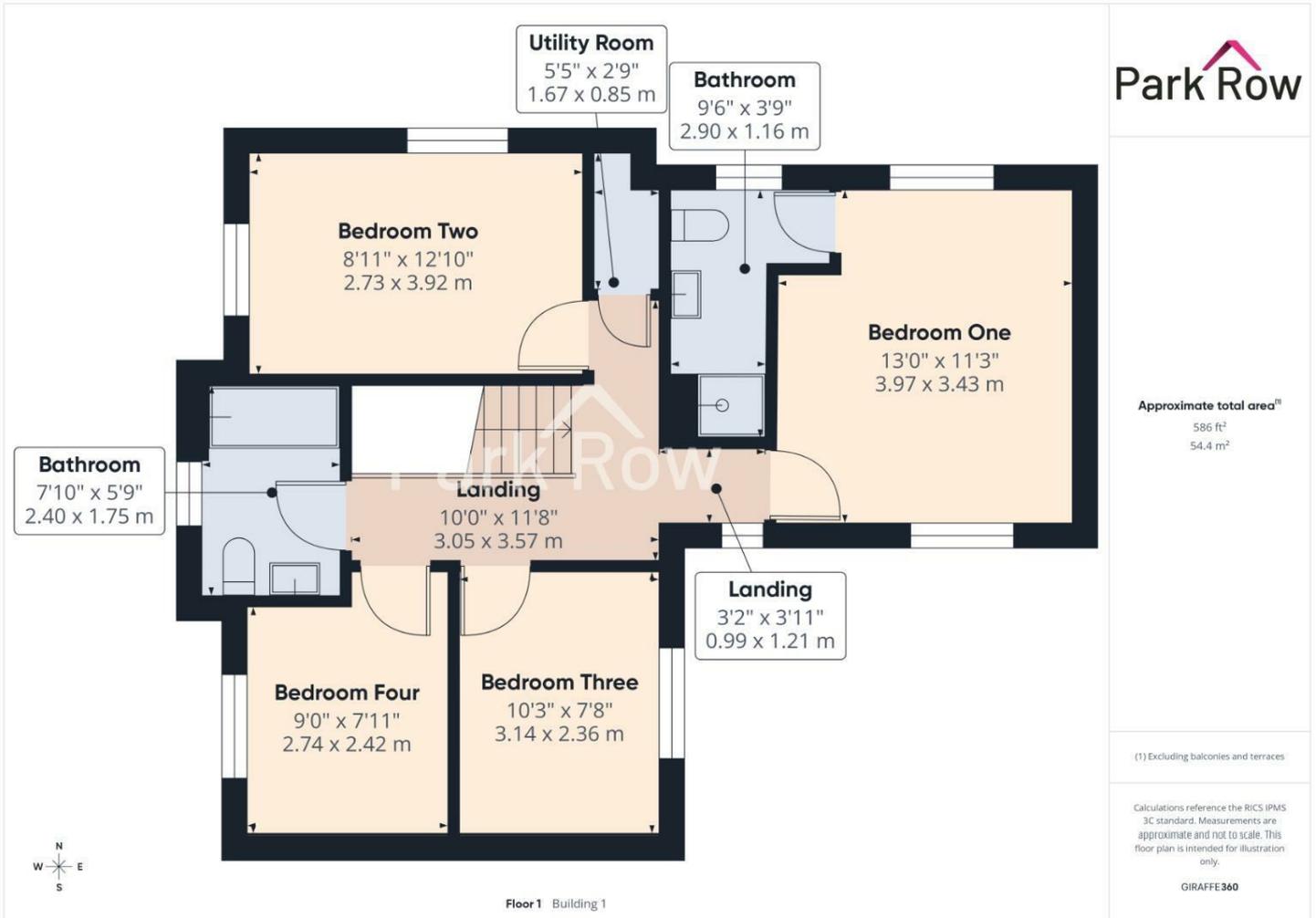
Strictly by appointment with the sole agents.

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.



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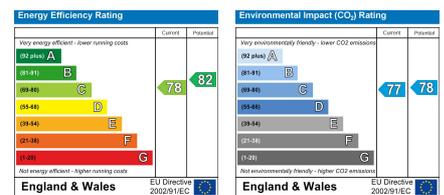






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