

Park Row

The proactive estate agent



Conference Court, Sherburn In Elmet, Leeds, LS25 6GA

Offers Over £280,000



** SEMI DETACHED ** THREE BEDROOMS ** KITCHEN / DINING ROOM ** DOWNSTAIRS W/C ** ENSUITE
** INTEGRAL GARAGE ** OFF STREET PARKING ** ENCLOSED REAR GARDEN ** OVERLOOKING LOCAL
GREEN SPACE ** EPC B **

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

Welcome to this charming semi-detached house located in the desirable area of Conference Court, Sherburn In Elmet, Leeds. Overlooking communal green space, the property was built in 2018, this modern property offers a comfortable living space of 917 square feet, making it an ideal home for families or professionals seeking a peaceful retreat.

Upon entering, you will find a welcoming reception room that provides a perfect space for relaxation or entertaining guests. The heart of the home is the spacious kitchen-dining room, which is designed for both functionality and style, allowing for delightful family meals and gatherings.

This property boasts three well-proportioned bedrooms, including a master bedroom that features an ensuite bathroom. The additional two bedrooms are versatile and can be used as guest rooms, children's rooms, or even a home office, catering to your individual needs.

The integral garage and off-street parking for two vehicles provides ample space for family and visitors.

Step outside to discover the enclosed rear garden, which has been beautifully landscaped with decking, creating a perfect outdoor space for relaxation, barbecues, or simply enjoying the fresh air.

This property is not only a lovely home but also benefits from its convenient location, with local amenities and transport links nearby. If you are looking for a modern, well-appointed home in a friendly community, this semi-detached house in Sherburn In Elmet is certainly worth considering.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a white uPVC door, with obscure glass panels within, which leads into;

ENTRANCE HALL

3'10" x 3'7" (1.19 x 1.11)



A central heating radiator and internal doors which lead into;

LIVING ROOM

16'0" x 10'3" (4.90 x 3.13)



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



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HALLWAY

5'11" x 4'0" (1.82 x 1.24)



A central heating radiator, a staircase which leads to the first floor accommodation and internal doors which lead into;

KITCHEN / DINING ROOM

7'7" x 18'8" (2.32 x 5.71)



A double glazed window to the rear elevation, double patio doors to the rear garden, a central heating radiator, grey shaker style wall and base units surrounding, wood effect laminate worktop, built in double oven, four ring gas hob with a built in extractor fan over, one and a half stainless steel drainer sink with chrome mixer taps over, space for a free standing fridge/ freezer, LED spotlights to the ceiling in the kitchen area and a feature pendant light over the dining space.



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WC

2'11" x 4'7" (0.90 x 1.40)



A white suite comprising of a close coupled W/C, a wall mounted wash hand basin with a floating shelf and towel rail beneath, a matte black mixer tap over and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

6'3" x 4'0" (1.93 x 1.23)



Internal doors which leads to a storage cupboard, loft access and internal doors which lead into;

BEDROOM ONE

9'8" x 13'10" (2.95 x 4.22)



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



ENSUITE



An obscure double glazed window to the front elevation, a chrome towel rail, a white suite comprising of a close coupled WC, a pedestal sink with chrome mixer tap over, grey tiled backsplash, a shower enclosure with a glass sliding door, fitted with mains thermostatic rainfall showerhead and separate handheld shower attachment, tiles to shower walls and spotlights to the ceiling.

BEDROOM TWO

11'3" x 8'7" (3.44 x 2.63)



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



BEDROOM THREE

7'10" x 9'10" (2.39 x 3.00)



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



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BATHROOM

5'6" x 8'7" (1.69 x 2.62)



An obscure double glazed window to the side elevation, a white suite comprising of a close coupled WC, a pedestal hand basin with chrome mixer taps over, a panel bath with chrome taps over, an electric shower over the bath, with a glass shower screen and a chrome towel rail.

FRONT



A tarmac driveway provides off street parking, access to the internal garage, a further pebbled area offers additional off road parking, a paved pathway leads to the front entrance door and a wooden pedestrian gate to the side of the property provides access to the rear garden.



GARAGE

16'4" x 7'10" (5.00 x 2.40)

Accessed at the front of the property via the up and over door.



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REAR



Accessed via the pedestrian gate at the side of the property and the patio doors in the kitchen, where you will step out on to a paved area, an area of artificial grass, the rest is mainly wooden decking which provides space for outdoor seating, white cement planters surround the decking area, with established plants and wooden perimeter fencing to all sides.



AERIAL



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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: 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.

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

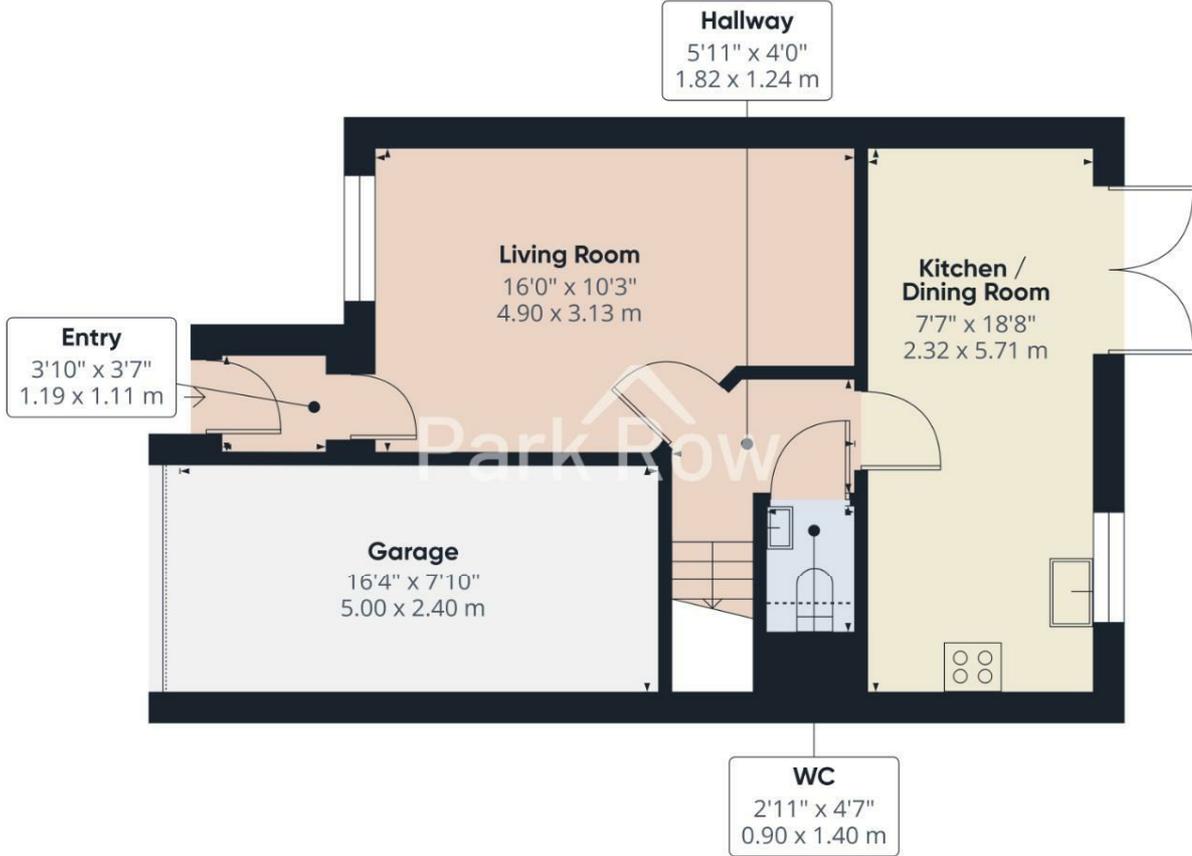
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

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.



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Approximate total area⁽¹⁾
500 ft²
46.5 m²

Reduced headroom
3 ft²
0.2 m²

(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.

GIRAFFE360



Floor 0

Approximate total area⁽¹⁾
417 ft²
38.8 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	95		

Energy Efficiency Rating Legend:

- A: 92-100 (Very energy efficient - lower running costs)
- B: 81-91
- C: 69-80
- D: 55-68
- E: 39-54
- F: 21-38
- G: 1-20 (Not energy efficient - higher running costs)

Environmental Impact (CO₂) Rating Legend:

- A: 10-49 (Very environmentally friendly - lower CO₂ emissions)
- B: 50-59
- C: 60-69
- D: 70-79
- E: 80-89
- F: 90-99
- G: 100-120 (Not environmentally friendly - higher CO₂ emissions)

Standards: England & Wales, EU Directive 2002/91/EC



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