

# Park Row



**Argus Lane, Sherburn In Elmet, Leeds, LS25 6GT**

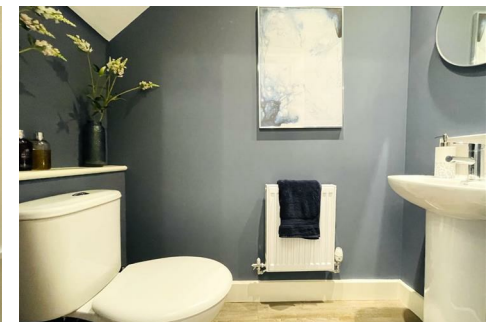
**Offers In Excess Of £280,000**



**\*\*SEMI-DETACHED\*\*THREE BEDROOMS\*\*PRIVATE DRIVEWAY PARKING\*\*SOUTH FACING REAR GARDEN\*\*MODERN PRESENTATION THROUGHOUT\*\*EN-SUITE TO MASTER\*\*EPC RATING B\*\*COUNCIL TAX BAND C - SELBY\*\***

Situated in the popular village of Sherburn in Elmet, this impeccably presented semi-detached family home briefly comprises; entrance hallway, downstairs w/c, open plan kitchen/dining, utility area, lounge, three bedrooms, en-suite to master, family bathroom, private driveway parking, south facing rear garden, EPC rating B, Council tax band C - Selby district council and a modern presentation throughout.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, AND 4.00 SATURDAYS**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Entrance is through a black composite door with a decorative glass panel inserts leading into;

### ENTRANCE HALLWAY



Has stairs leading up to first floor accommodation with white wooden balustrades and spindles, central heating radiator and further internal doors leading into;



## DOWNSTAIRS W/C

5'11" x 2'9" (1.81 x 0.84)



Has a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, spotlight to ceiling, extractor fan to ceiling and a central heating radiator.

## KITCHEN/DINING

16'8" x 12'8" (5.09 x 3.88)



Has a uPVC double glazed window to the front elevation, wall and base units in a dark grey gloss finish with gold-effect handles, roll edge laminate worktop, one and a half stainless steel drainer sink with chrome tap over, integral dishwasher, integral fridge/freezer, Bosch four ring hob with extractor fan over and a built in gas cooker underneath, stainless steel splashback behind the hob and half tiled splashback surrounding, spotlight to ceiling, central heating radiator and a further internal door leading into;



**UTILITY**

6'11" x 6'3" (2.13 x 1.93)



Has wall and base units in a dark grey gloss finish with gold-effect handles, roll edge laminate worktop, cupboard which houses the boiler, spotlights to ceiling, space for dryer, integral washing machine, central heating radiator and a further black composite exit door with a decorative glass panel inserts leading out to the side elevation.



**LOUNGE**

20'0" x 8'11" (6.10 x 2.73)



Has a uPVC double glazed window to the rear elevation, television/telephone points, central heating radiator and a further uPVC double glazed double door giving access to the rear.





**LANDING**

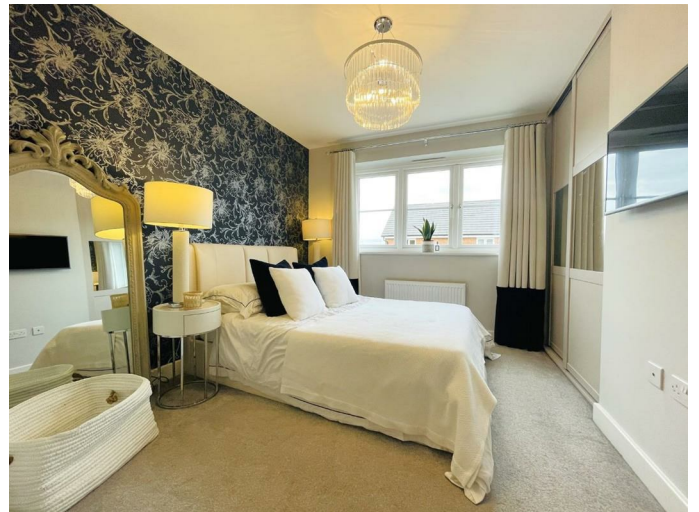


Has loft access which is fully insulated, cupboard for handy storage and further internal doors leading into;

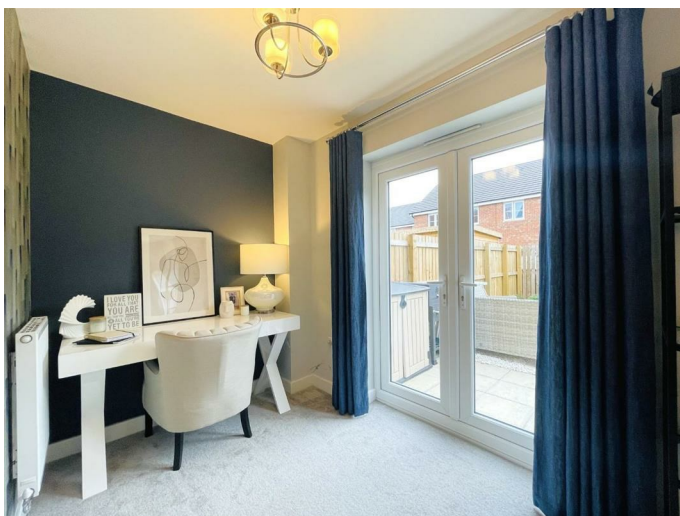


**BEDROOM ONE**

9'10" x 9'0" (3.02 x 2.75)



Has a uPVC double glazed window to the front elevation, built in wardrobes with two sliding coloured glass and mirrored doors, central heating radiator, door leading into cupboard for storage and a further internal door leading into;



**FIRST FLOOR ACCOMMODATION**

### EN-SUITE

6'5" x 5'1" (1.98 x 1.56)



Has an obscure glass uPVC double glazed window to the side elevation and a white suite comprising; close coupled w/c, pedestal hand basin with chrome tap over, half tiled walls, fully tiled square shower enclosure with electric shower attached to wall and a glass shower screen, spotlights to ceiling, extractor fan to ceiling and a chrome heated towel rail.

### BEDROOM TWO

10'11" x 9'9" (3.33 x 2.98)



Has a uPVC double glazed window to the rear elevation, central heating radiator, built in wardrobes with two sliding coloured glass and mirrored doors.

### BEDROOM THREE

8'5" x 7'8" (2.58 x 2.34)



Has a uPVC double glazed window to the front elevation, cupboard for handy storage and a central heating radiator.

### FAMILY BATHROOM

8'11" x 8'8" (2.73 x 2.65)



Has an obscure glass uPVC double glazed window to the rear elevation and a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with chrome taps over, half tiled walls, fully tiled around the bath with mains shower attached to wall with a glass shower screen, spotlights to ceiling and a chrome heated towel rail.

### EXTERIOR

## FRONT



To the front of the property there is a paved pedestrian pathway leading towards the entrance, borders to the front and the left hand side with decorative wood shavings and shrubs and a porch above the entrance.

## SIDE

To the right hand side of the property there is a tarmac driveway with space for multiple vehicles, perimeter hedging and trees to the right hand side, door leading into utility, pedestrian access gate giving access to the rear and the rest is mainly laid to lawn.

## REAR



Can be accessed through the pedestrian gate at the side of the property or through the double doors in the lounge where you will step out onto; a paved pedestrian pathway leading along the back and to the patio area, decorative stone patio area with space for seating, border to the rear with mature bushes, perimeter wooden fencing to the bottom and to the left hand side, perimeter brick built dwarf wall with wooden fencing inserts to the right hand side and the rest is mainly laid to lawn.



## 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.

## 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.

## TENURE AND COUNCIL TAX

The Tenure and Council 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.

### **OPENING HOURS**

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

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



WC  
5'11" x 2'9"  
(1.81m x 0.84m)

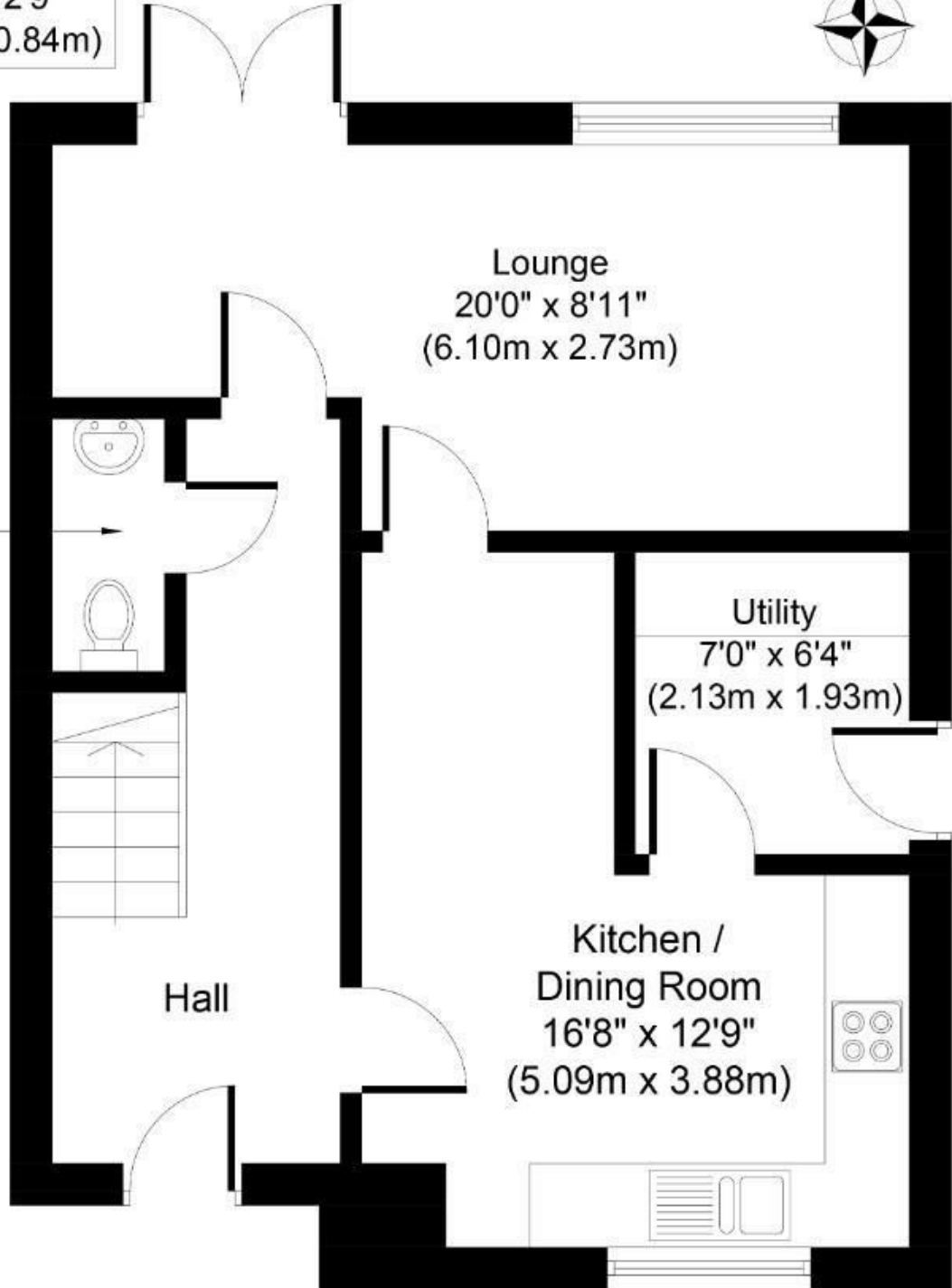


Lounge  
20'0" x 8'11"  
(6.10m x 2.73m)

Utility  
7'0" x 6'4"  
(2.13m x 1.93m)

Kitchen /  
Dining Room  
16'8" x 12'9"  
(5.09m x 3.88m)

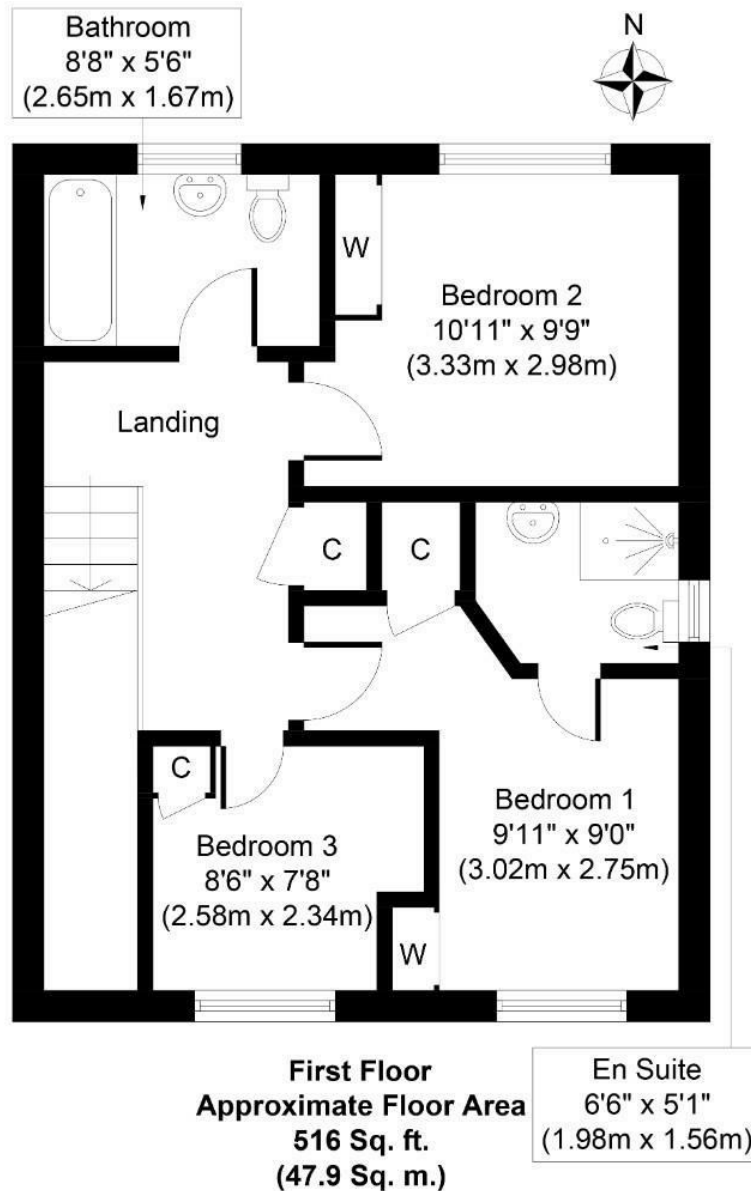
Hall



**Ground Floor**  
**Approximate Floor Area**  
**502 Sq. ft.**  
**(46.6 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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