

# Park Row

The proactive estate agent



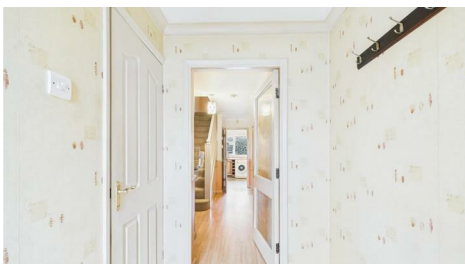
**Elmete Avenue, Sherburn In Elmet, Leeds, LS25 6EH**

**Offers In Excess Of £210,000**



**\*\* SEMI-DETACHED HOME \*\* THREE BEDROOMS \*\* OFF STREET PARKING \*\* ENCLOSED REAR GARDEN \*\* GARAGE \*\* NO ONWARD CHAIN \*\* PERFECT FOR FIRST TIME BUYERS \*\* GREAT FOR SMALL FAMILIES \*\* DOWNSTAIRS W/C \*\***

**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 Sherburn In Elmet, Leeds, this delightful semi-detached house on Elmete Avenue presents an ideal opportunity for families seeking a comfortable and spacious home. Built in 1970, this property boasts a generous 1,141 square feet of living space, thoughtfully designed to cater to modern family life.

Upon entering, you will find two inviting reception rooms, perfect for both relaxation and entertaining guests. The layout provides a warm and welcoming atmosphere, making it easy to create lasting memories with loved ones. The property features three well-proportioned bedrooms, ensuring ample space for family members or guests.

The enclosed rear garden offers a love space for summer barbecues. Additionally, the convenience of a downstairs w/c adds to the practicality of the home. For those with vehicles, the property includes a detached garage and off-street parking, providing secure and easy access.

Situated within a family-friendly estate, this home is offered with no onward chain, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer or looking to relocate, this property is a wonderful choice for those seeking a blend of comfort, convenience, and community. Do not miss the chance to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with double glazed panels within which leads into;

### PORCH

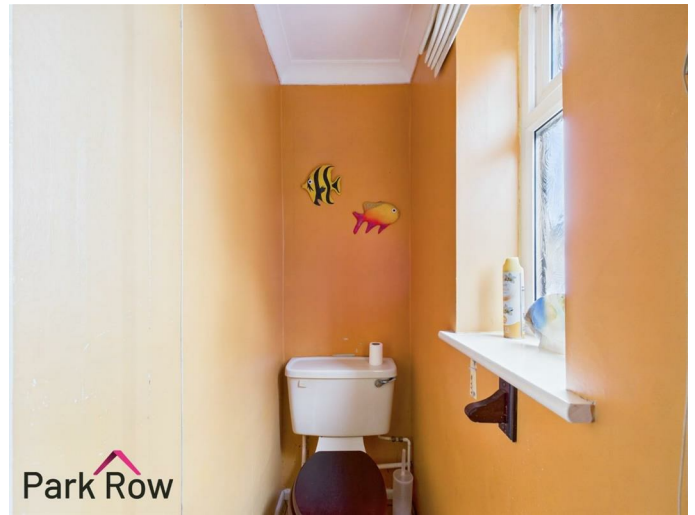
6'4" x 4'9" (1.94 x 1.47)



An obscure double glazed window to the front elevation, a central heating radiator, a door which leads into the entrance hallway and a further internal door which leads into;

### DOWNSTAIRS W/C

6'4" x 2'4" (1.95 x 0.72)



An obscure double glazed window to the side elevation and includes a white suite comprising of; a close coupled w/c, a floating hand basin with chrome taps over plus a central heating radiator.

### ENTRANCE HALLWAY

11'8" x 6'3" (3.56 x 1.93)

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

### KITCHEN

8'8" x 8'5" (2.66 x 2.58)



A double glazed window to the rear elevation, wooden shaker-style wall and base units surrounding, built in oven, four ring gas hob with a built in extractor fan over, tiled splashback, space and plumbing for a washing machine and a dishwasher, roll-edge laminate worktop, space for an under-counter fridge, an internal door which leads into an under-stairs storage cupboard which has space and electrics for a

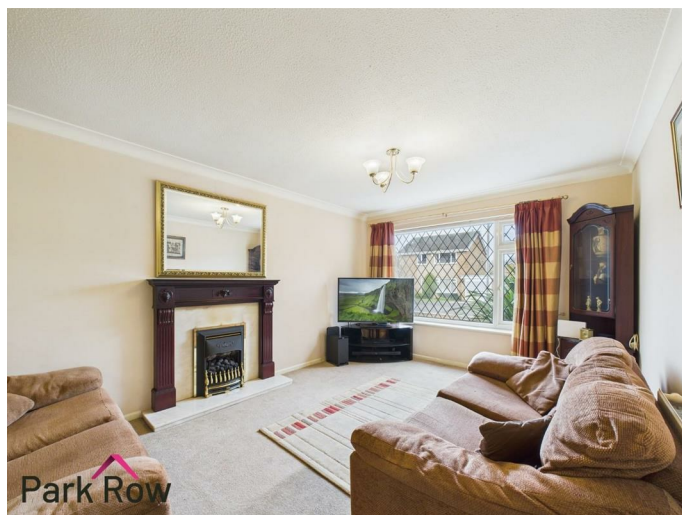


FEDERATION  
OF INDEPENDENT  
AGENTS

freestanding fridge/freezer plus an external uPVC door with double glazed glass panels within which leads out to the side of the property.



## LOUNGE 23'5" x 10'9" (7.14 x 3.28)



A double glazed window to the front elevation, a fire set within a fireplace with a marble hearth and a wooden surround, a central heating radiator and internal double doors which lead into;





heating radiator and double glazed sliding patio doors which lead out to the rear garden.

## FIRST FLOOR ACCOMMODATION

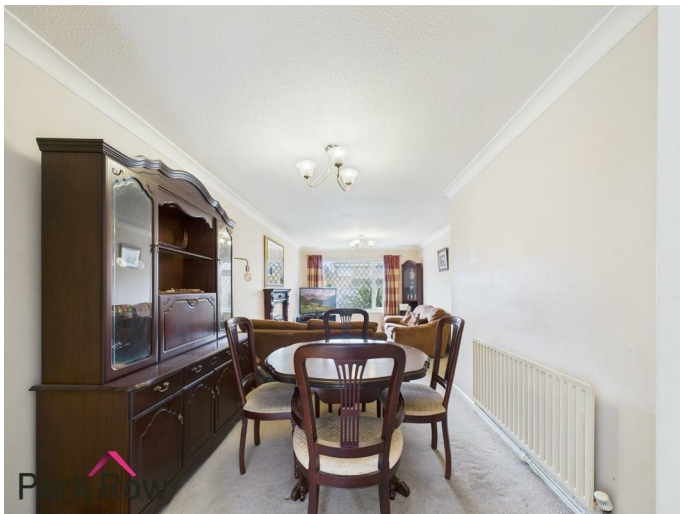
### LANDING

9'3" x 6'9" (2.82 x 2.08)

A double glazed window to the side elevation, loft access and internal doors which lead into;

### BEDROOM ONE

12'2" x 10'8" (3.71 x 3.27)

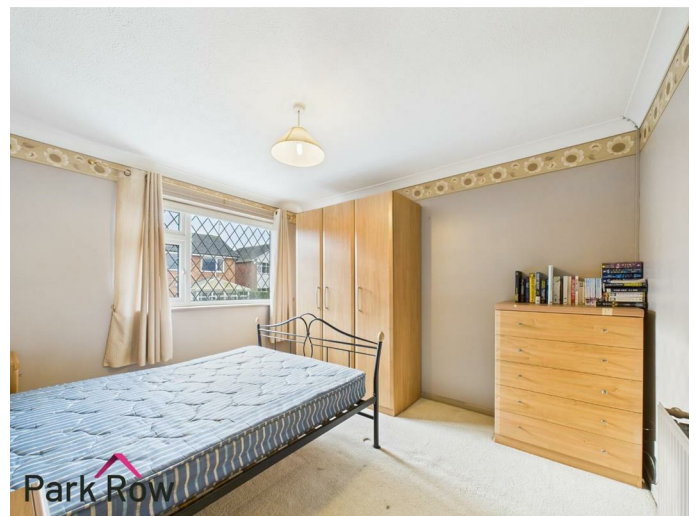


### DINING ROOM

12'10" x 6'10" (3.93 x 2.10)



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



A double glazed window to the side elevation, a central



FEDERATION  
OF INDEPENDENT  
AGENTS

## BEDROOM TWO

11'2" x 9'6" (3.42 x 2.91)



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



## BEDROOM THREE

8'5" x 7'11" (2.57 x 2.42)



A double glazed window to the front elevation, a cupboard door which leads to over-stairs storage space and a central heating radiator.



## MAIN BATHROOM

6'9" x 5'5" (2.06 x 1.67)



An obscure double glazed window to the rear elevation and includes a white suite comprising of: a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower over and a shower rail, fully tiled floor to ceiling and a chrome heated towel rail.

## EXTERIOR

### FRONT



To the front of the property there is a paved driveway with space for off street parking, perimeter dwarf wall to the front and right hand side, an area filled with decorative stones a bushes, access into the property and black metal vehicle gates which lead to the side of the property.

## SIDE



A paved driveway with space for parking, access into the kitchen, access into the garage, perimeter wooden fencing and a black metal pedestrian gate built within a brick built arch which leads through to;

## REAR



Accessed via the sliding door in the dining room or from the gate at the side of the property where you will step out onto; a paved pathway which runs the full width of the house, two sets of paved steps up to a higher level, which is mainly paved with space for outdoor seating, borders surrounding the top layer filled with bushes plus there is perimeter wooden fencing to the rear and right hand side,.



FEDERATION  
OF INDEPENDENT  
AGENTS



## AERIAL SHOT



## 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.

## GARAGE

17'4" x 8'2" (5.30 x 2.49)

Accessed via the black up and over door from the side of the property and includes a glazed window to the side elevation plus lots of space for storage.

## 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



FEDERATION  
OF INDEPENDENT  
AGENTS

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

## TENURE AND COUNCIL TAX

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

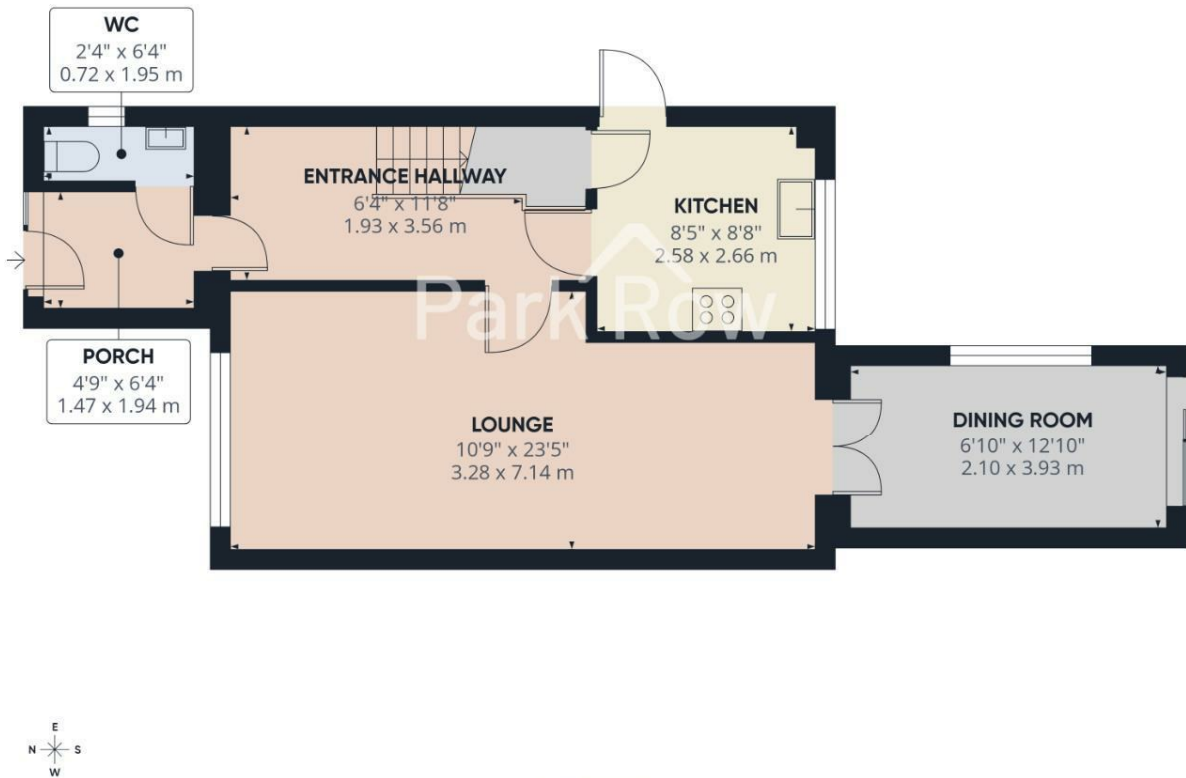
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.



FEDERATION  
OF INDEPENDENT  
AGENTS

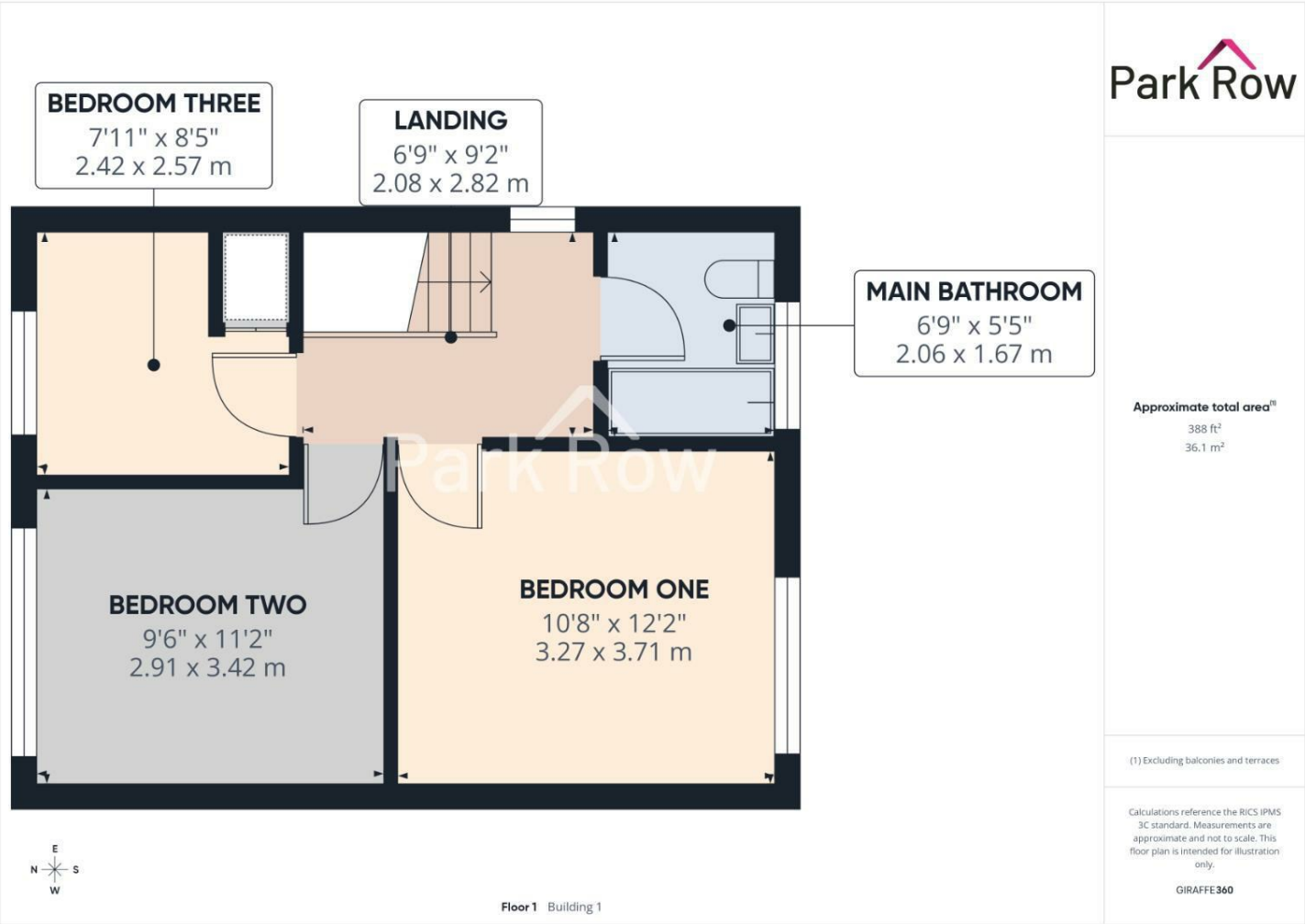


Approximate total area<sup>(1)</sup>  
544 ft<sup>2</sup>  
50.6 m<sup>2</sup>

(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.

GIRAFFE360





**T** 01977 681122  
**W** www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82-100) <b>A</b>		
	(81-91) <b>B</b>				(61-81) <b>B</b>		
	(69-80) <b>C</b>				(41-60) <b>C</b>		
	(55-68) <b>D</b>				(21-40) <b>D</b>		
	(39-54) <b>E</b>				(11-20) <b>E</b>		
	(21-38) <b>F</b>				(1-10) <b>F</b>		
Not energy efficient - higher running costs	(1-20) <b>G</b>			Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-10) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC		<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Current Energy Rating: **D** (67)  
Potential Energy Rating: **C** (75)