

# Park Row



## Hadrian Court, Sherburn In Elmet, Leeds, LS25 6QB

**£375,000**



**\*\*DETACHED HOME\*\*FOUR DOUBLE BEDROOMS\*\*INTEGRAL GARAGE\*\*DRIVEWAY\*\*ENCLOSED REAR GARDEN\*\*ENSUITE TO BEDROOM ONE\*\*DOWNSTAIRS W/C\*\***

Situated in the thriving village of Sherburn in Elmet, this beautifully-presented detached property briefly comprises; entrance hallway, lounge, integral garage, downstairs w/c, open plan kitchen dining, utility, four double bedrooms, ensuite to bedroom one, family bathroom, enclosed rear garden and off street parking! EPC Rating B, Council Tax Band E - Selby District Council

**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 FRIDAY AND 1.00PM SATURDAYS**





## GROUND FLOOR ACCOMMODATION

### ENTRANCE

uPVC grey entrance door leads into;

### ENTRANCE HALLWAY

stairs leading up to first floor accommodation with wooden balustrades and spindles, central heating radiator and doors leading off;

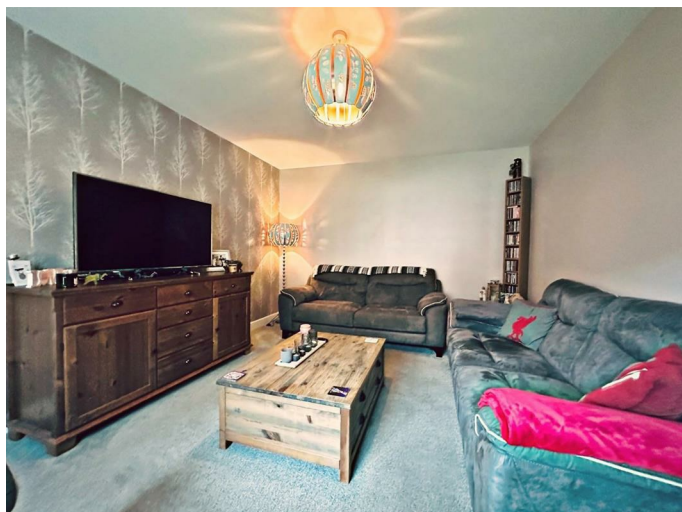
### DOWNSTAIRS W/C

6'2" x 2'9" (1.89 x 0.84)

white suite comprising; close coupled w/c, handbasin with chrome tap over, tiled flooring, central heating radiator and extractor fan to ceiling.

### LOUNGE

15'1" x 11'6" (4.60 x 3.52)



uPVC double glazed window to the front elevation, television points and central heating radiator.

## KITCHEN/DINING

18'5" x 10'7" (5.62 x 3.25)



uPVC double glazed window and uPVC double glazed double doors to the rear elevation, door leads into utility, two central heating radiators, tiled flooring, wall and base units in a white gloss finish with chrome handles, square edge laminate worktop, integral fridge/freezer, dishwasher, four ring induction hob with built in oven below, stainless steel splashback, extractor fan over, single stainless steel drainer sink with chrome tap over, extractor fan to ceiling, space for table and chairs.





## UTILITY

10'3" x 5'10" (3.13 x 1.79)



uPVC half glazed door which leads to rear elevation, central heating radiator, wall and base units in a white gloss finish to match the kitchen, single stainless steel drainer sink with chrome tap over, extractor to ceiling, space and plumbing for washing machine and dryer, central heating boiler.

## FIRST FLOOR ACCOMMODATION

### LANDING



Galleried style landing with a uPVC double glazed window to the front elevation, central heating radiator, loft access, storage cupboard and doors leading off;



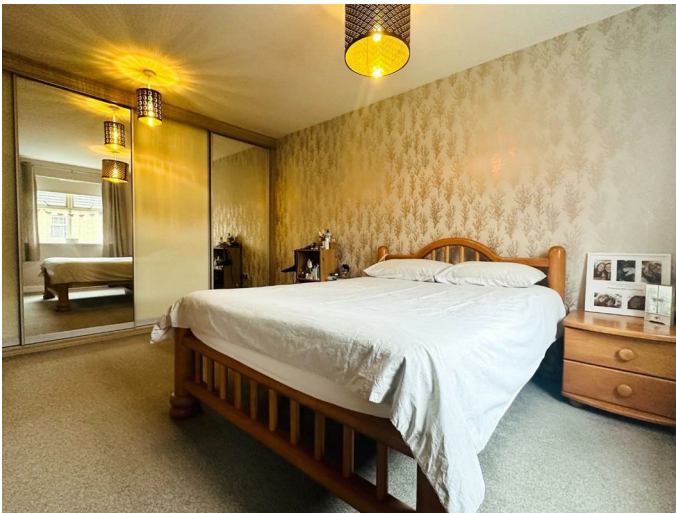


## BEDROOM ONE

14'11" x 11'8" (4.57 x 3.57)



uPVC double glazed window to the rear elevation, built in wardrobes with two cream gloss and two mirrored sliding doors, central heating radiator and a door leading into;



## ENSUITE

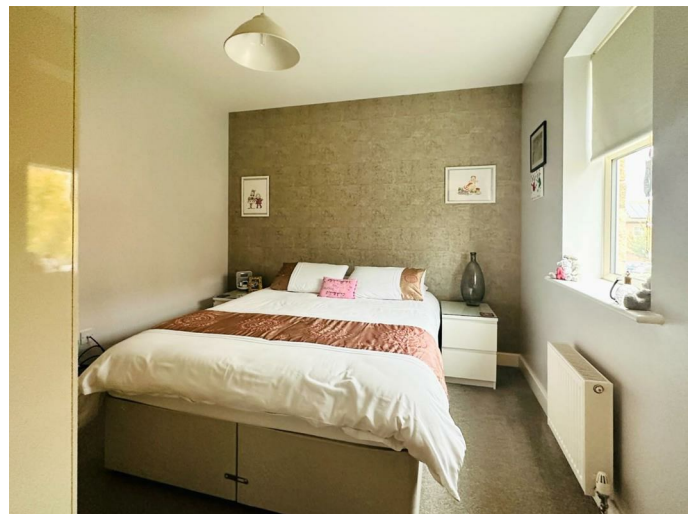
10'3" x 5'10" (3.13 x 1.79)



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, chrome heated towel rail, fully tiled flooring and a fully tiled rectangular walk in shower enclosure with mains shower and a glass sliding shower screen.

## BEDROOM TWO

11'3" x 9'8" (3.44 x 2.95)



uPVC double glazed window to the rear elevation, central heating radiator and built in wardrobes with four cream coloured gloss doors.



**BEDROOM THREE**  
11'8" x 8'11" (3.56 x 2.73)



**BEDROOM FOUR**  
10'8" x 9'9" (3.26 x 2.98)



uPVC double glazed window to the front elevation, central heating radiator and built in wardrobes with three cream gloss doors.

**FAMILY BATHROOM**  
7'10" x 6'0" (2.39 x 1.85)



uPVC double glazed window to the front elevation, central heating radiator and built in wardrobes with three cream gloss doors.

Obscure glass uPVC double glazed window to the side elevation and a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over and tiled splashback, panel bath with chrome taps over and mains shower above with a glass shower screen, fully tiled around the bath and also has fully tiled flooring.

**EXTERIOR**



## FRONT



Tarmac driveway with space for a couple of vehicles which gives access to the garage, paved pedestrian pathway leading to the entrance door, porch over entrance door, paved pedestrian pathway leading down the right hand side of the property giving access to the rear garden, border filled with mature bushes and a beautiful mature tree and the rest is mainly laid to lawn.

## REAR



Can be accessed from the front of the property down the pathway at the right hand side or, through the doors in the kitchen/dining and the utility where you will step out onto; a paved pedestrian pathway leading along the back of the property and further leading down the right hand side of the garden to a paved area to the centre with space for seating, perimeter wooden fencing to all three sides, borders surrounding filled with mature shrubs and the rest is mainly laid to lawn.



## 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.

## 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

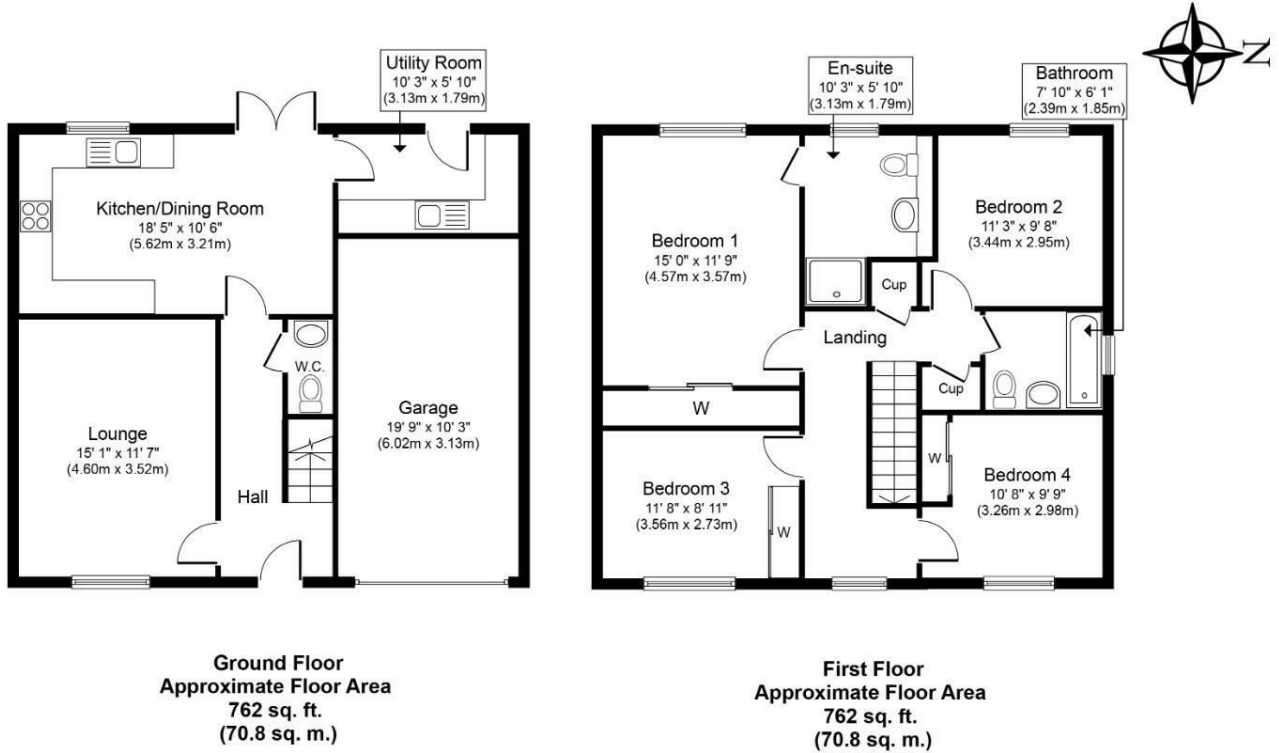
CASTLEFORD - 01977 558480

## **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.





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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