

Park Row



Bartlett Grove, Sherburn In Elmet, Leeds, LS25 6FT

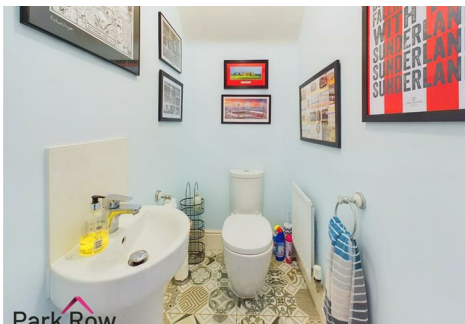
Offers In Excess Of £450,000



****FOUR BED DETACHED**KITCHEN/DINING/FAMILY AREA|**DOWNSTAIRS WC**UTILITY**ENSUITE TO MASTER**DOUBLE GARAGE**ENCLOSED REAR GARDEN**

Discover your dream home in Bartlett Grove. This two-story residence boasts a generous total area of 1679.17 square feet, offering plenty of space for a growing family or those who love to entertain. The ground floor encompasses a comfortable living room with a warm gas fire and ornate fireplace, an equipped utility room with space for a washing machine, and a double garage for secure parking or additional storage. Offering the perfect blend of social and cooking space, the open floor plan also includes a spacious, well-lit living and kitchen area featuring an integral double oven, integral fridge/freezer, and room for a dining table and additional family area - ideal for family gatherings or friendly get-togethers. The upper floor houses four beautifully designed bedrooms, two showcasing built-in wardrobes, one well appointed bathroom and one ensuite. Conveniently located a stone's throw away from essential amenities such as the ALDI grocery store and Sherburn High School. For those who enjoy dining out, the Cumin Lounge Indian Restaurant is just around the corner. Comfort, convenience, and luxury blend perfectly in this Bartlett Grove property to offer a truly exceptional lifestyle. Don't miss out on this once-in-a-lifetime opportunity. 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 ACCOMODATION

ENTRANCE

Composite door with decorative glass insert and window to the side which leads into;

ENTRANCE HALLWAY

Stairs leading to first floor accommodation, door leads into garage and further internal doors leading off;

LOUNGE

16'11" x 11'8" (5.18 x 3.58)



uPVC double glazed window to the front elevation, gas fire set within a marble hearth and fire surround, central heating radiator, television point.

DOWNSTAIRS W/C

3'6" x 5'0" (1.07 x 1.53)



White suite comprising; close coupled w/c, handbasin with chrome tap over, central heating radiator.

KITCHEN/DINER/FAMILY AREA

12'4" x 33'11" (3.77 x 10.36)



Two uPVC double glazed windows to the rear elevation, wall and base units in a grey wood effect and white gloss finish with stainless steel handles, integral dishwasher, integral double oven, integral fridge/freezer, one and a half stainless steel sink with chrome taps over, four ring gas hob with extractor fan over and stainless steel splashback, spotlights to the ceiling, two central heating radiators, storage cupboard, uPVC double glazed double doors with glass side panels leading to the rear garden, space for dining table and chairs, and lovely seating area for relaxing or entertaining.





UTILITY

5'6" x 7'3" (1.69 x 2.22)



Single stainless steel sink with chrome taps over, space and plumbing for washing machine and dryer, half glazed uPVC door which leads to rear, further door leads to a storage cupboard.

FIRST FLOOR ACCOMMODATION

LANDING

3'8" x 10'5" (1.13 x 3.19)

Loft access, storage cupboard which houses the water tank, doors leading off;

BEDROOM ONE

12'9" x 12'9" (3.89 x 3.89)



uPVC double glazed window to the front elevation, central heating radiator, built in wardrobes in a cashmere gloss finish, door leads into;



ENSUITE

4'5" x 9'1" (1.37 x 2.79)

uPVC double window to the side elevation, white suite comprising; walk in shower with glass shower screen, handbasin with chrome tap over, closed coupled w/c, chrome towel radiator.

BEDROOM TWO

10'1" x 9'2" (3.08 x 2.80)



uPVC double glazed window to the rear elevation, central heating radiator. built in wardrobes in a cashmere gloss finish.

BEDROOM THREE

10'11" x 9'1" (3.33 x 2.79)



uPVC double glazed window to the rear elevation, central heating radiator.

BEDROOM FOUR

6'10" x 10'7" (2.10 x 3.25)



uPVC double glazed window to the front elevation, central heating radiator, storage cupboard.

FAMILY BATHROOM

7'5" x 6'5" (2.27 x 1.96)



Obscure glass uPVC double glazed window to the rear elevation, white suite comprising; panelled bath with chrome tap over, mains shower above with glass shower screen. handbasin with chrome tap over, closed coupled w/c, fully around the bath/shower area.

EXTERIOR

FRONT



Tarmacked driveway, footpath leads to the entrance door, courtesy light, the rest is mainly laid to lawn.

GARAGE

Up and over door with power and lighting.

REAR



Can be accessed via a footpath down the left hand side of the property, or the double doors in the kitchen where you will step out onto a paved area with space for seating, further paved area at the bottom of the garden with space for seating, the rest is mainly laid to lawn, perimeter fencing to three sides, outside tap, outside lighting.



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, Weds, 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.





Floor 0



Floor 1

Park Row

Approximate total area¹
1680.63 ft²
156.14 m²

Reduced headroom
8.07 ft²
0.75 m²

Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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