

Park Row



Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

£450,000

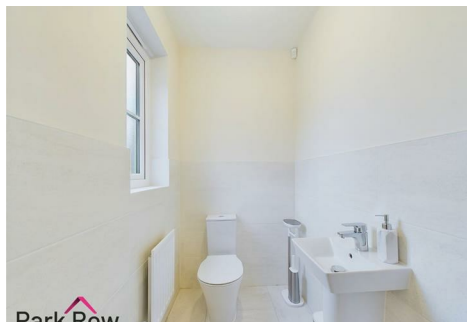


****DETACHED**FOUR BEDROOMS**DETACHED GARAGE**GARDENS TO THE FRONT AND REAR**DRIVEWAY**EN-SUITE TO MASTER BEDROOM**MODERN OPEN PLAN KITCHEN/DINING ROOM WITH MULTIPLE INTEGRAL APPLIANCES**UTILITY ROOM****

Welcome to this exquisitely designed two-storey home at Bramley Park Avenue, Sherburn in Elmet, spanning an astonishing 1291.67 square feet. Inside, you'll find four tastefully decorated bedrooms with an en-suite to the master. On the ground floor, lounge and bask in the glow of the marble fireplace or prepare meals in the charming kitchen, beautifully curated with Calacatta gold Silkstone quartz worktops, an island offering additional storage, an integrated double oven, and a handy warming tray. A specially placed wine cooler and inviting breakfast bar make it an entertainer's delight. The open living includes bi-fold doors leading to a lush rear garden and the lounge is accessible through glass pocket doors. Upstairs houses four stunning bedrooms with the fourth as an office to fulfil your work-from-home needs plus a family bathroom. Additional benefits include a handy laundry room and a generously roomy storage cupboard. Situated in the vicinity are amenities such as the ALDI grocery store, Sherburn High School, South Milford Transit Station, Fields Garden Centre, and popular eateries like Elmet Kitchen and Crusty's. Additionally, Sherburn in Elmet Train station and Sherburn in Elmet Surgery are just around the corner for added convenience. This enchanting property combines style, comfort, and accessibility to offer an unparalleled living experience.

ENERGY PERFORMANCE: EPC Rating B / Council Tax Band E - Selby District Council

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMODATION

ENTRANCE

Enter through a composite door with a frosted glass insert which leads into;

ENTRANCE HALLWAY

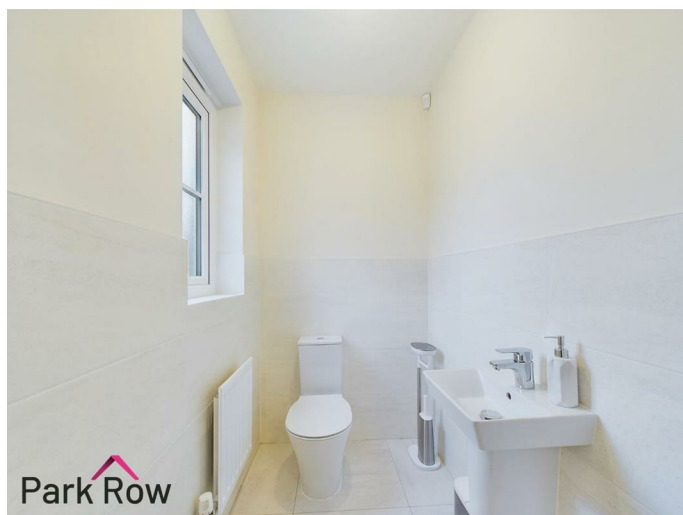
8'2" x 6'9" (2.50 x 2.06)



Obscure double glazed window to the front elevation, stairs leading up to the first floor accommodation with white wooden spindles and an oak balustrade, built in storage cupboards under the stairs, radiator and white wooden internal doors which lead into;

DOWNSTAIRS W/C

5'7" x 4'1" (1.71 x 1.25)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over and a radiator.

KITCHEN/DINER

25'1" x 12'10" (7.65 x 3.93)



Double glazed bi-fold doors which lead out to the rear garden, double glazed window to the rear elevation, green shaker-style wall and base units with brass-effect handles, Quartz Silestone Calcatta Gold worktop, five ring gas hob with extractor fan over, hand basin set within the worktop with a gold-effect tap above, space for a freestanding American-style double fridge freezer, integral double oven, integral dishwasher, white shaker-style island to the centre with a Quartz Silestone Calcatta Gold bevelled edge worktop which extends to create a breakfast bar, retractable electric point set within the island, wine cooler set within the island, integral warming tray set within the island, internal white wooden door which leads into a cupboard with space for storage which houses the alarm panel, radiator, television point, LED spotlights to the ceiling, stunning black and glass internal double pocket door which not only gives access into the lounge but also brings in floods of light, tiled flooring and an further internal white wooden door which leads into







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UTILITY

6'6" x 5'7" (1.99 x 1.72)



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Composite door with an obscure glass panel which leads out to the side of the property, matching wall and base units to the kitchen, drainer hand basin set within the worktop with a gold-effect tap above, tiled flooring, houses the boiler, LED spotlights to the ceiling and it also includes space and plumbing for a washing machine and a dryer.

LOUNGE

15'7" x 11'10" (4.77 x 3.62)



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Double glazed window to the front elevation, television/telephone points, radiator and a electric decorative fireplace set within a marble hearth and surround.



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FIRST FLOOR ACCOMMODATION

LANDING

10'4" x 6'2" (3.15 x 1.90)

Radiator, loft access and internal white wooden doors which lead into;

BEDROOM ONE

13'11" x 11'10" (4.26 x 3.61)



Double glazed window to the front elevation, radiator and a white wooden internal door leading into;

ENSUITE

8'4" x 4'0" (2.56 x 1.22)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, square bowl hand basin set within a grey unit with space for storage under and a chrome tap above, shaving point, tiled flooring, half tiled walls, chrome towel radiator and a rectangular shower enclosure with a mains shower and a glass sliding shower screen.

BEDROOM TWO

13'2" x 10'7" (4.03 x 3.25)



Double glazed window to the front elevation and a radiator.

BEDROOM THREE

11'2" x 9'9" (3.42 x 2.99)

Double glazed window to the rear elevation and a radiator.

BEDROOM FOUR/OFFICE

9'1" x 7'6" (2.77 x 2.29)



Double glazed window to the rear elevation and a radiator.

FAMILY BATHROOM

10'11" x 5'8" (3.34 x 1.74)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, square bowl hand basin set within a grey unit with space for storage under and a chrome tap above, mirrored unit to the wall with storage, panel bath with mains shower above and a glass shower screen, chrome towel radiator, tiled flooring, half tiled walls and an internal white wooden door which leads into a storage cupboard.

EXTERIOR

FRONT



The front of the property includes; paved pathway leading to the front entrance, porch over the entrance, area filled with decorative stones either side of the entrance and the rest is mainly laid to lawn.

SIDE

The left hand side of the property includes; tarmacked driveway with space for a couple of vehicles, access to the garage, space for an electric car charging point, brick built

wall to the left hand side and a pedestrian gate which leads to the rear garden.

GARAGE

Accessed via a sage green up and over door and includes; power, lighting and is a great space for storage.

REAR



Accessed via the gate at the side of the property or through the bi-fold doors in the kitchen/dining room where you will step out onto; paved area with space for seating, paved pathway leading to a further paved area at the bottom of the garden with more space for seating, multiple outside sockets, outdoor tap, perimeter fencing plus brick built walls surrounding and the rest is mainly 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, 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

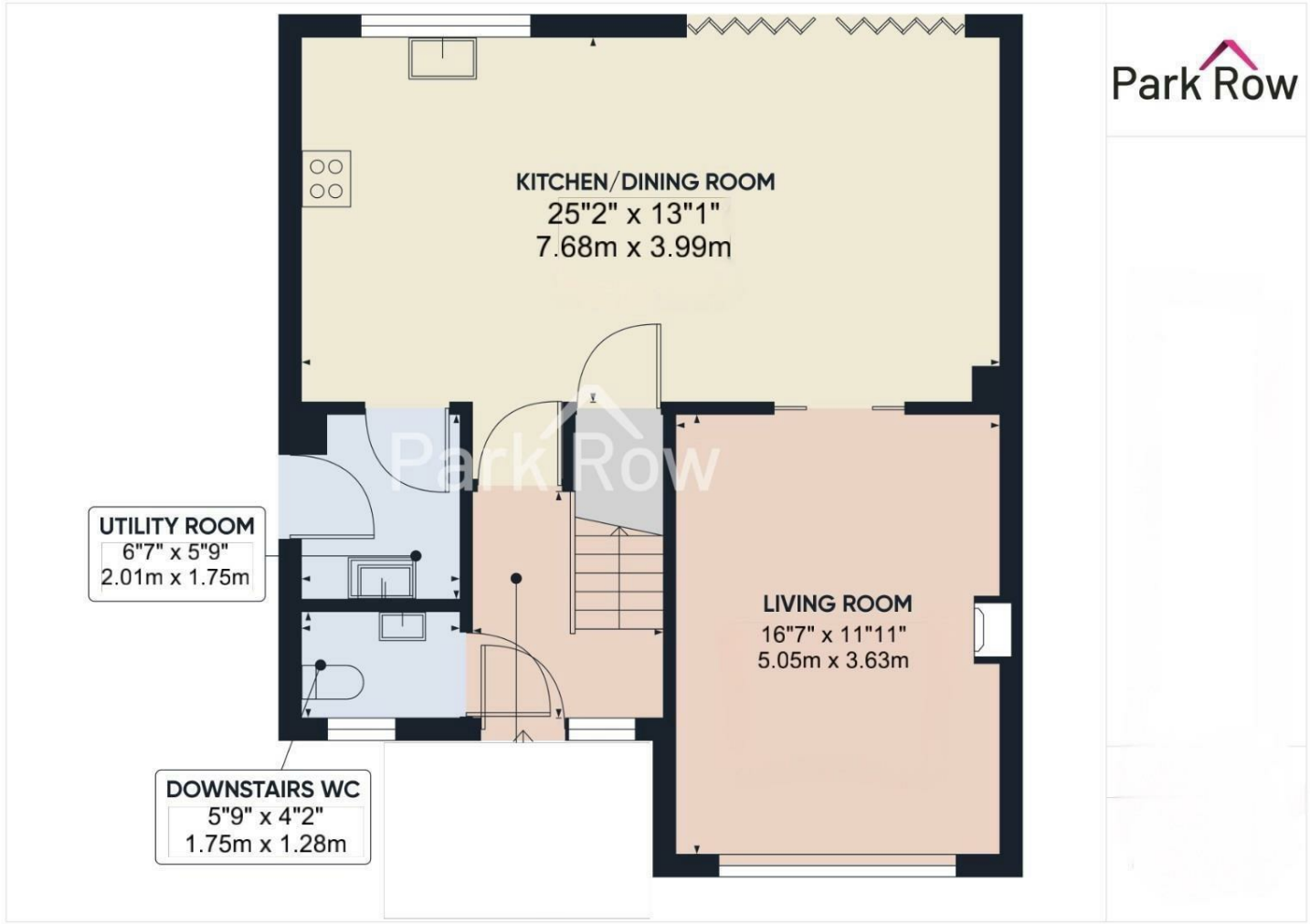
PONTEFRACT - 01977 791133

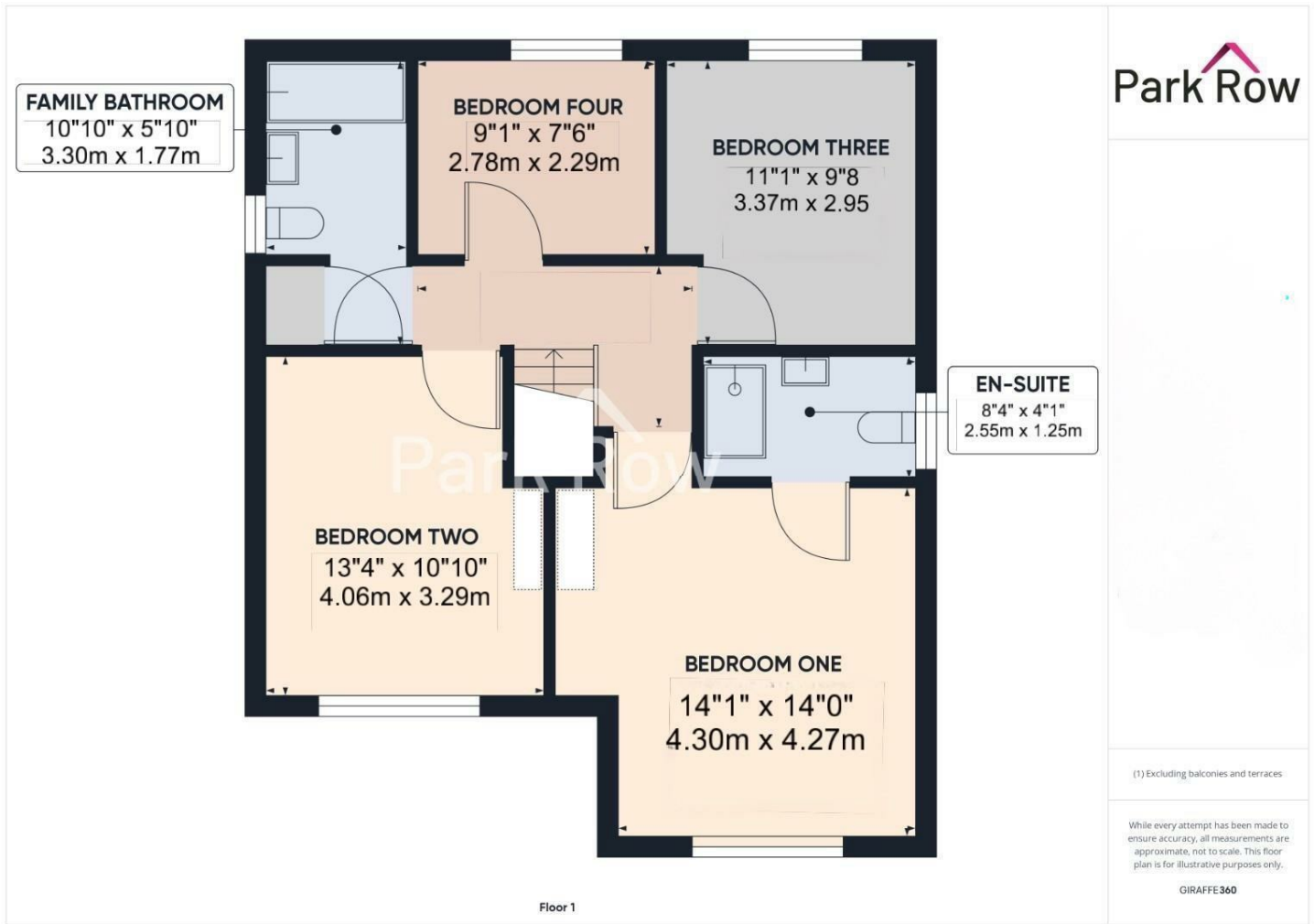
CASTLEFORD - 01977 558480

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.







Ground Floor:

- KITCHEN / DINING ROOM: 25'2" x 13'1" (7.68m x 3.99m)
- LIVING ROOM: 16'7" x 11'11" (5.05m x 3.63m)
- UTILITY ROOM: 6'7" x 5'9" (2.01m x 1.75m)
- DOWNSTAIRS WC: 5'9" x 4'2" (1.75m x 1.28m)

First Floor:

- BEDROOM ONE: 14'1" x 14'0" (4.30m x 4.27m)
- BEDROOM TWO: 13'4" x 10'10" (4.06m x 3.29m)
- BEDROOM THREE: 11'1" x 9'8" (3.37m x 2.95m)
- BEDROOM FOUR: 9'1" x 7'6" (2.78m x 2.29m)
- FAMILY BATHROOM: 10'10" x 5'10" (3.30m x 1.77m)
- EN-SUITE: 8'4" x 4'1" (2.55m x 1.25m)

Approximate total area[†]
1382 sqft

(1) Excluding balconies and terraces

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

GIRAFFE 360

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-94 A	84	92-94 A	93
85-91 B			
69-84 C			
55-68 D			
49-54 E			
45-48 F			
35-39 G			
31-34 G		92-94 A	
		85-91 B	
		69-84 C	
		55-68 D	
		49-54 E	
		45-48 F	
		35-39 G	
		31-34 G	

All energy efficient - higher ranking score

All environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC