

# Park Row



## Bramble Court, Sherburn In Elmet, Leeds, LS25 6ND

£230,000



**\*\*DETACHED PROPERTY IN NEED OF UPDATING\*\*THREE BEDROOMS\*\*GARAGE\*REAR GARDEN\*\*NO ONWARD CHAIN\*\*PERFECT FOR FIRST TIME BUYERS/INVESTORS\*\***

Welcome to your future abode at 2 Bramble Court! Located in Sherburn in Elmet, this detached property which is in need to updating would make a lovely family home and has three bedrooms, kitchen/diner, lounge, downstairs w/c, garage, parking and a rear garden.

This property is also conveniently situated, just a stone's throw away from Aldi - your friendly neighbourhood grocery store. Also within close proximity is Sherburn High School - ideal for families with children. For travel enthusiasts, this property is a dream come true, located within easy reach of transit stations of Sherburn-in-Elmet and South Milford, ensuring your commutes are a breeze. Rounding off the prime location is the Fields Garden Centre store. Imagine all of this, nestled in the lively heart of Leeds. Don't miss out on this gem!

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

Enter through a wooden entrance door with two obscure glass panels which leads into:

### PORCH

central heating radiator, open doorway which leads into the inner hallway and a door which leads into:

### DOWNSTAIRS W/C

3'6" x 4'11" (1.09 x 1.52)

Obscure glass wooden double glazed window to the front elevation and includes a white suite comprising; closed couple w/c, corner handbasin with chrome tap over and a central heating radiator.

### ENTRANCE HALLWAY

14'10" x 6'5" (4.54 x 1.98)



Wooden double glazed window to the side elevation, central heating radiator, stairs leading to first floor accommodation and doors which lead into;

## LOUNGE

14'8" x 10'8" (4.49 x 3.27)



Bay style wooden double glazed window to rear elevation, central heating radiator, gas fire set within a white surround and telephone points.

## KITCHEN/DINER

8'10" x 17'8" (2.71 x 5.41)



uPVC double glazed window to the front elevation, uPVC patio doors which lead to the rear elevation and a two panel wooden door which leads to the side elevation, kitchen units in a white shaker style finish, roll edge laminate worktops, tiled splashback, four ring gas hob with oven underneath, space and plumbing for a washing machine, one and a half stainless steel drainer sink with chrome taps over, central heating radiator, door which leads into the lounge and a further door which leads into the hallway.





**BEDROOM ONE**  
12'6" x 9'4" (3.83 x 2.86)



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



**BEDROOM TWO**  
11'5" x 10'8" (3.50 x 3.27)



Wooden double glazed window to the rear elevation, central heating radiator, loft access and built in wardrobes with mirrored sliding doors.

## FIRST FLOOR ACCOMMODATION

### LANDING

8'5" x 6'6" (2.57 x 1.99)

Wooden double glazed window to front elevation and doors which lead into;

### BEDROOM THREE

9'3" x 7'11" (2.83 x 2.42)



Wooden double glazed window to the side elevation, central heating radiator, storage cupboard and a built in wardrobe with a shelf which could be used as a office desk.

### FAMILY BATHROOM

5'6" x 6'7" (1.70 x 2.01)



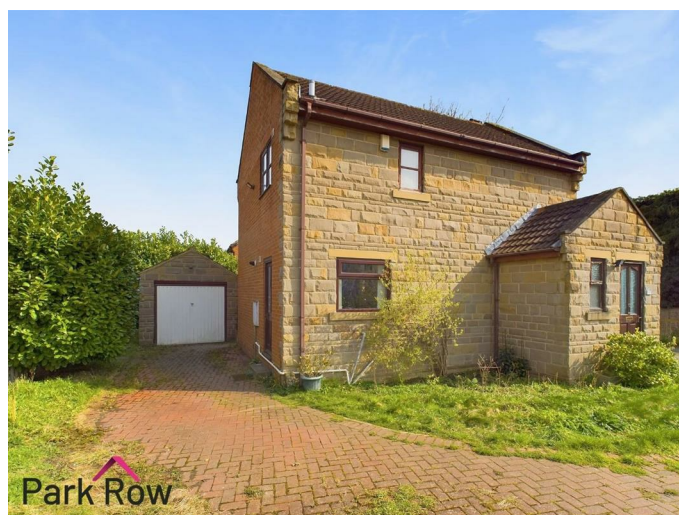
Obscure double glazed window to side elevation and includes a white suite comprising: low flush w/c, handbasin with chrome tap over, corner shower cubicle with sliding glass shower screen, full tiled floor to ceiling, extractor fan and a central heating radiator.

### EXTERIOR

### FRONT



Block paved driveway with space for parking which leads down the side of the property to a detached garage and a pedestrian footpath which leads to the front entrance door.





## REAR



Accessed via the side of the property or through the patio doors in the kitchen where you will step out onto; a paved area with space for seating, perimeter hedging to all three sides and the rest is mainly lawn.



## GARAGE



Accessed via an up and over door and includes storage space.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4G/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.

## 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

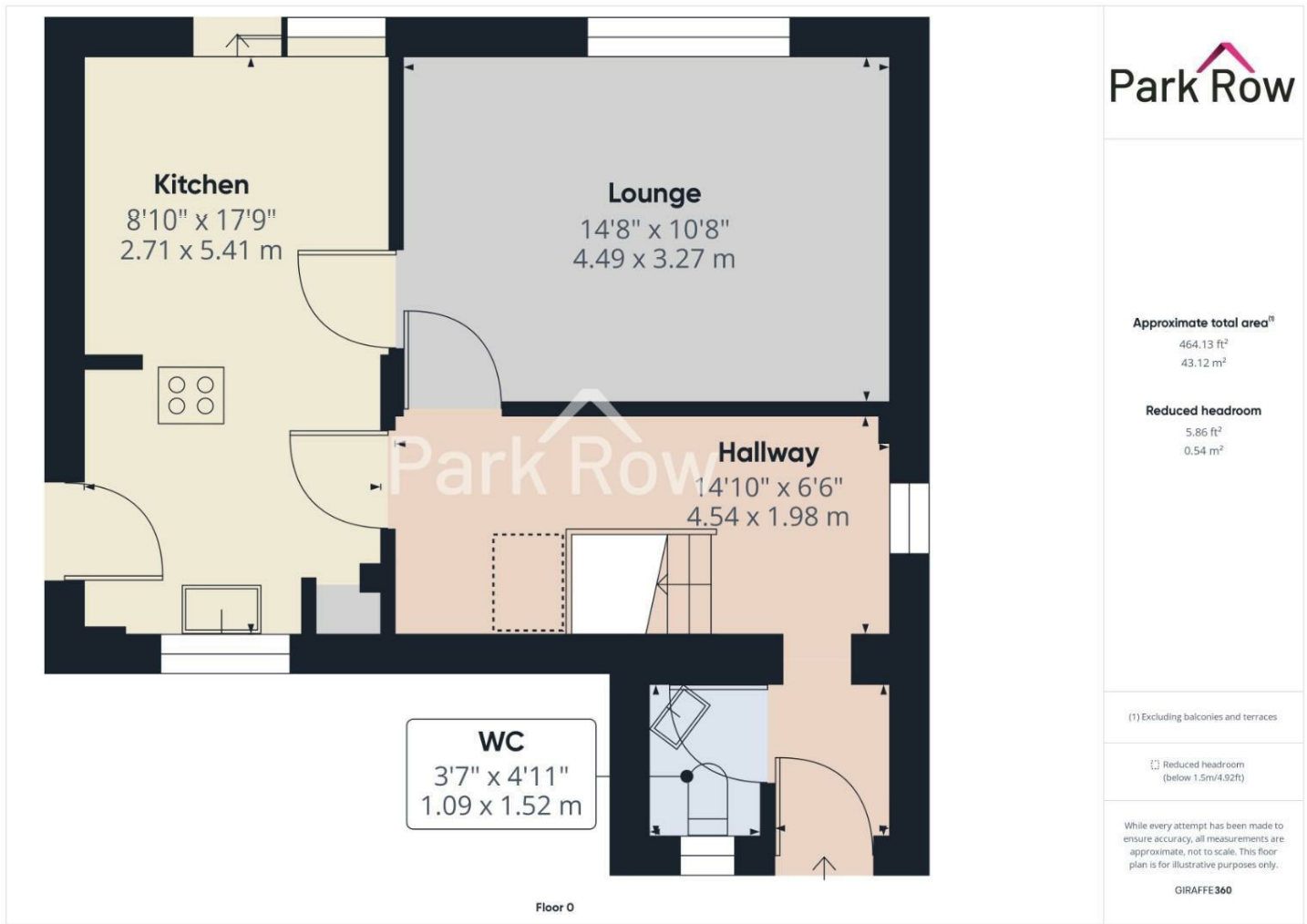
PONTEFRACT - 01977 791133

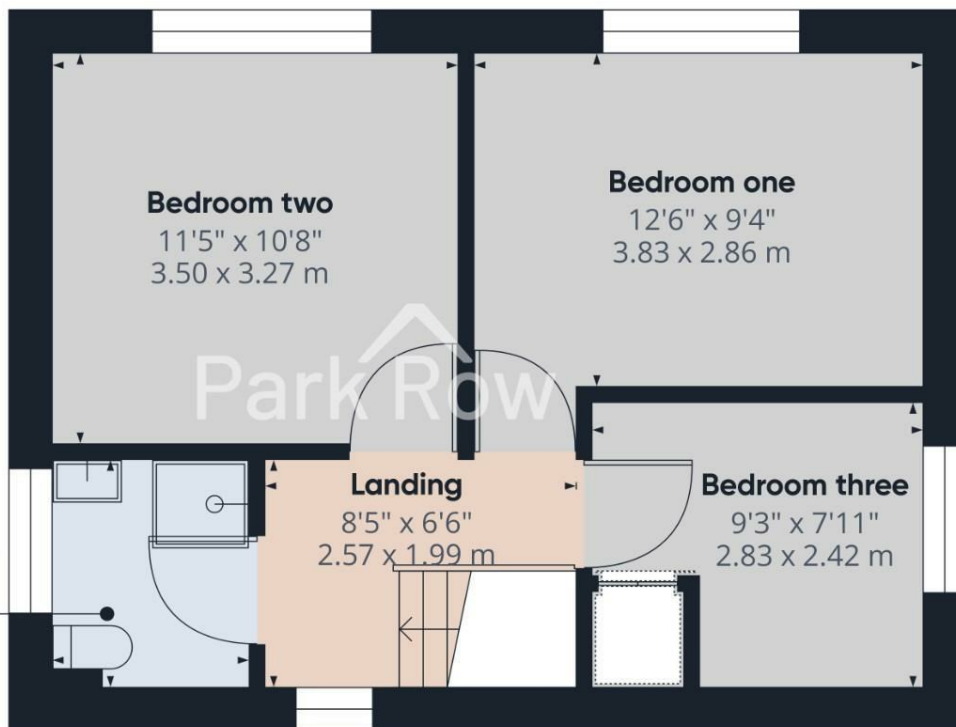
CASTLEFORD - 01977 558480

## 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.





Approximate total area<sup>n</sup>  
388.9 ft<sup>2</sup>  
36.13 m<sup>2</sup>

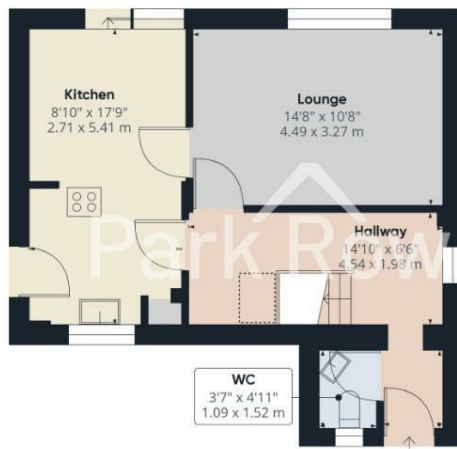
(1) Excluding balconies and terraces

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

GIRAFFE360

Floor 1





Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
853.02 ft<sup>2</sup>  
79.25 m<sup>2</sup>

Reduced headroom  
5.86 ft<sup>2</sup>  
0.54 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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T 01977 681122  
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