

# Park Row



## Braeburn Road, Sherburn In Elmet, Leeds, LS25 6GF

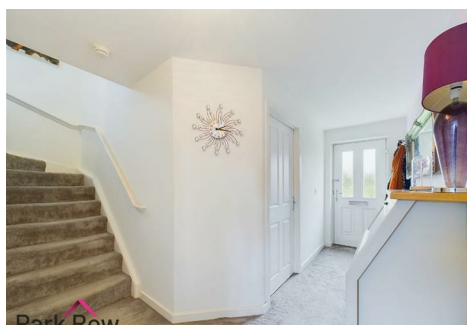
£375,000



DETACHED HOUSE\*\*FOUR BEDROOMS\*\*ENSUITE TO MASTER\*\*GARAGE\*\*PARKING\*\*ENCLOSED REAR GARDEN\*\*

Welcome to Braeburn Road, a delightful 4-bedroom detached property. Spread across 2 elegantly designed floors and covering a total area of 1130.21 square feet, this charming property is complemented by 2 gorgeous bathrooms. The ground floor impresses with a contemporary kitchen that boasts an integrated fridge/freezer, dishwasher, four-ring gas hob, built-in oven and ample space for a dining table and chairs. It also accommodates a utility room with space for an under counter fridge, two spacious living rooms and a WC. Moving upstairs unveils 4 bedrooms, two with built-in wardrobes, two bathrooms, one equipped with a bath. Life at Braeburn Road lends itself both to serene domesticity and vibrant city life with the proximity to famed "Sherburn High School", two transit stations - "Sherburn-in-Elmet and South Milford" convenient for daily commute, the reliable "ALDI" grocery store for everyday provisions and the charming "Fields Garden Centre" for your gardening fix.

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 SATURDAY



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white uPVC entrance door with obscure glass panels which leads into:

### ENTRANCE HALLWAY

4'0" x 13'2" (1.23 x 4.02)



Stairs leading to first floor accommodation, central heating radiator and doors which lead into;



## SITTING ROOM

10'7" x 9'8" (3.23 x 2.97)



uPVC double glazed window to front elevation, central heating radiator and a broadband point.

## LOUNGE

10'5" x 13'2" (3.19 x 4.03)



uPVC double glazed window to front elevation, central heating radiator and an electric point for a television.

## KITCHEN/DINER

20'0" x 9'6" (6.12 x 2.92)



uPVC doubled glazed window and uPVC double glazed double doors to rear elevation, central heating radiator, wall and base units in a white matt finish with stainless steel handles, square edge worktop, single stainless steel sink set within the worktop with chrome tap over, four ring gas hob with extractor over, tiled splashback, integral electric oven, integrated fridge/freezer, integrated dishwasher, spotlights to ceiling, space for dining table and chairs plus a door which leads into:



## UTILITY

5'4" x 6'4" (1.63 x 1.94)

White base units which match the kitchen, space for under counter fridge, central heating radiator, central heating boiler, uPVC double glazed door with obscure glass which leads to rear elevation and internal door which leads into:

## DOWNSTAIRS W/C

5'5" x 2'8" (1.66 x 0.82)



Obscure glass uPVC double glazed window to the side elevation and includes a white suite comprising; closed coupled w/c, handbasin with chrome tap over plus a central heating radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING



White wooden balustrades and spindles, uPVC double glazed window to the side elevation and doors which lead into;

## BEDROOM ONE

10'10" x 9'4" (3.31 x 2.87)



uPVC double glazed window to the front elevation, central heating radiator and a built in wardrobe with two sliding doors and a door which leads into:

## ENSUITE

6'0" x 3'8" (1.83 x 1.13)



Obscure uPVC double glazed window to the rear elevation and includes a white suite comprising: fully tiled shower cubicle with mains shower and a glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, half tiled to walls and extractor fan to rear elevation wall.

## BEDROOM TWO

8'6" x 11'5" (2.60 x 3.50)



uPVC double glazed window to the rear elevation, central heating radiator, built in wardrobe with three sliding doors and TV point.

## BEDROOM THREE

9'0" x 9'9" (2.75 x 2.99)



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

## BEDROOM FOUR

7'8" x 8'2" (2.34 x 2.51)



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

## FAMILY BATHROOM

8'2" x 6'3" (2.51 x 1.93)



Obscure glass uPVC double glazed window to the rear elevation and includes a white suite comprising: panel bath with chrome tap over, mains shower above with glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, fully tiled around the bath area and half tiled to remaining walls plus an extractor fan to rear elevation wall.

## EXTERIOR

## FRONT



To the front of the property there is a paved area for parking, footpath which leads to front entrance door and to a pedestrian gate which gives access to the rear garden, wooden perimeter fencing to the left hand side and the rest is mainly laid to lawn with mature borders with trees and shrubs, wooden perimeter fencing to the left hand side.

## REAR



Accessed via the pedestrian access gate at the front of the property, the double doors in the kitchen or the door in the utility where you will step out onto; a paved area with space for seating, outside lighting, outside tap, perimeter walls and fencing to all sides, the side garage wall runs along the bottom of the garden and has a door so you can enter the garage from the garden plus the rest is mainly laid to lawn.



## SIDE

Mainly laid to lawn with border filled with mature conifers.



## GARAGE



Is at the rear of the property and has space for parking in front of it and can be accessed via the door in the garden and has an up and over door with power plus lighting.

## 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: 4/5G

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

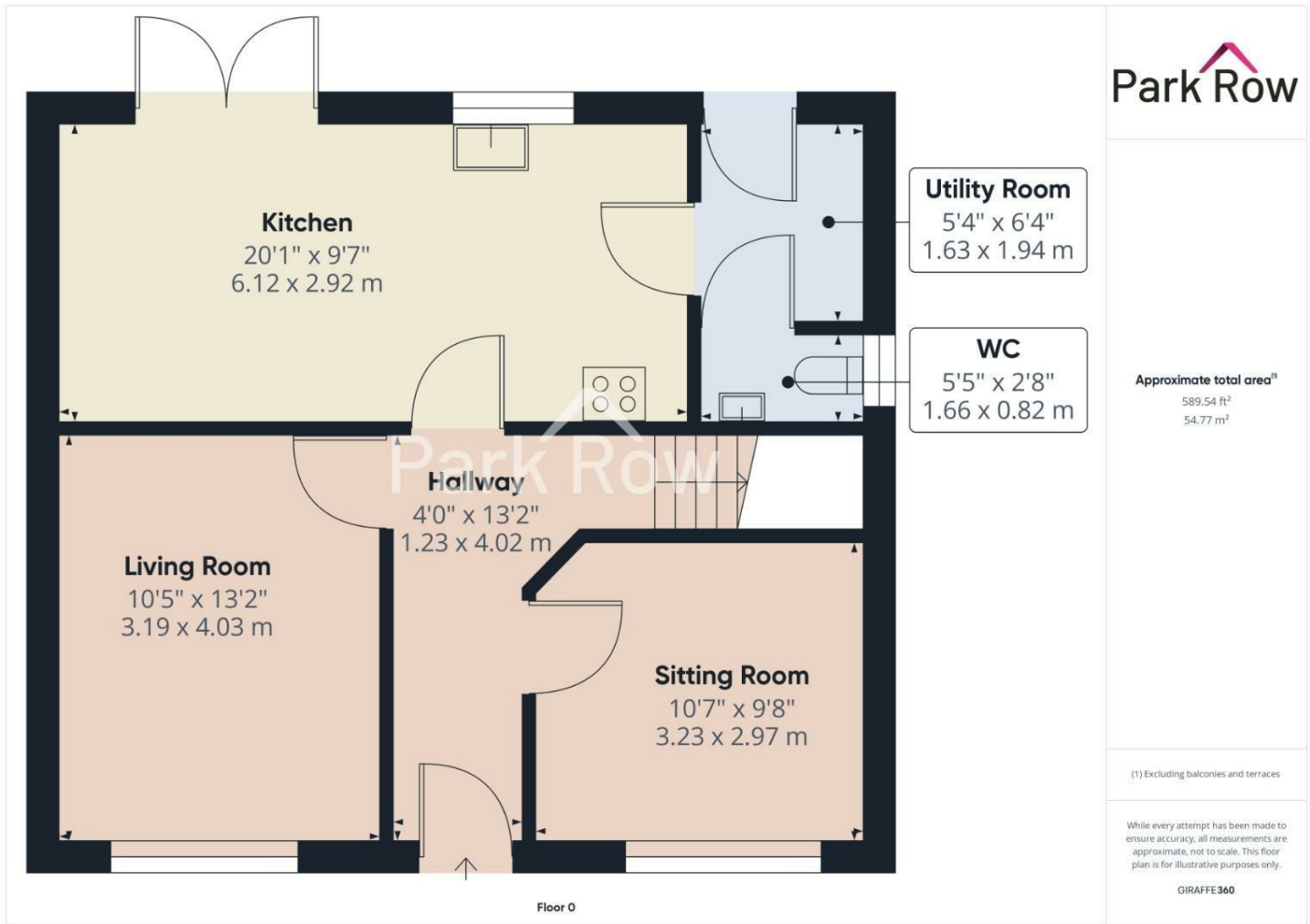
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

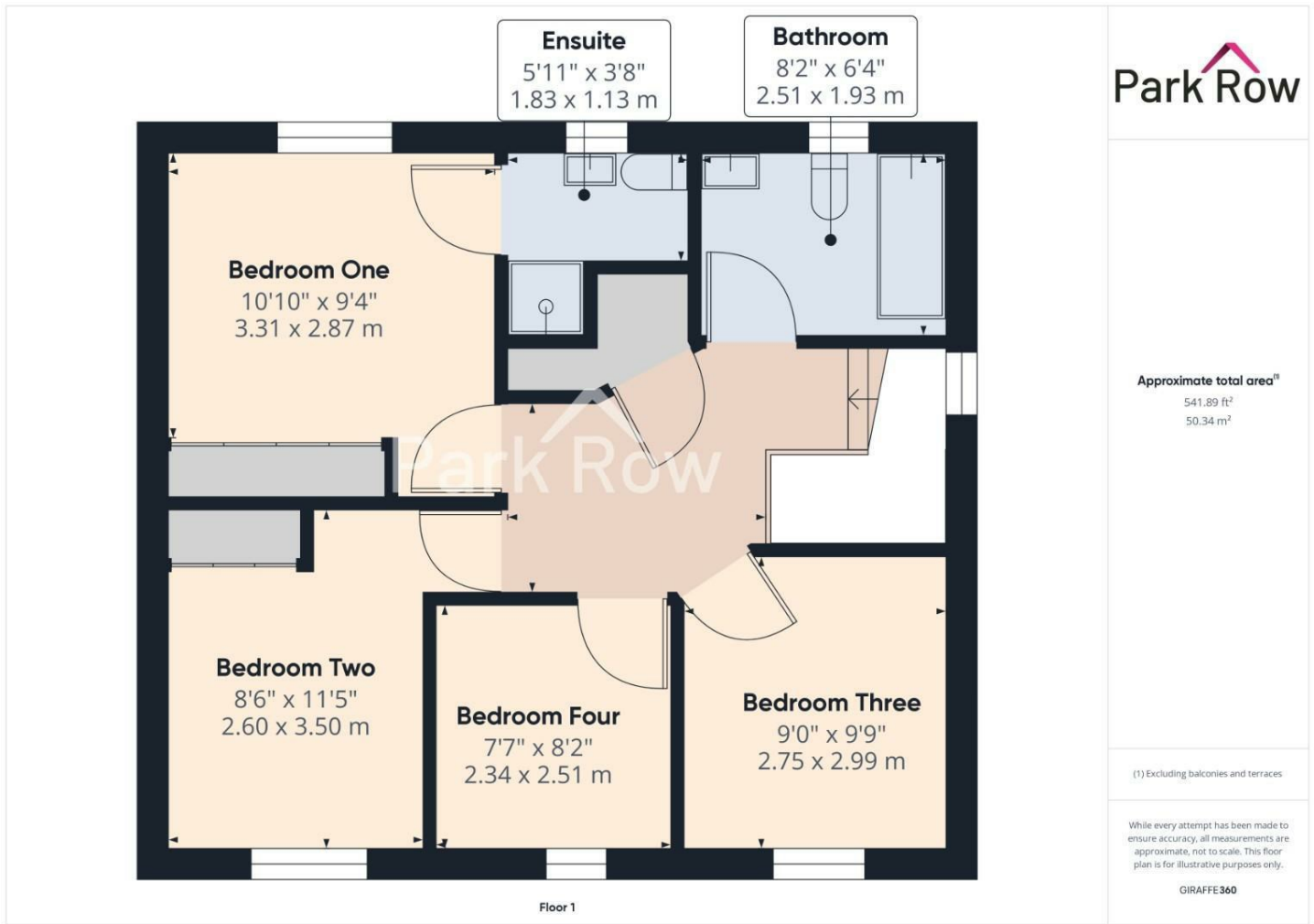
## VIEWINGS

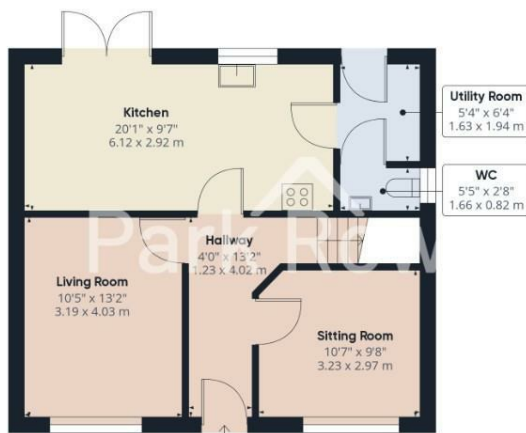
Strictly by appointment with the sole agents.

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.

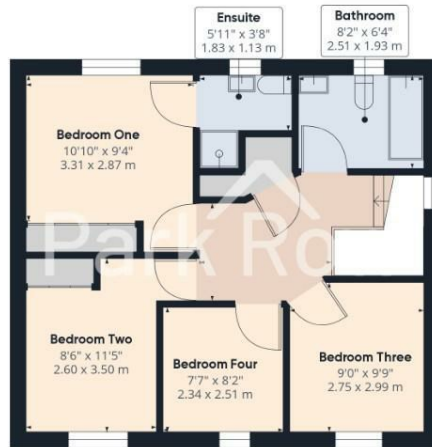








Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
1131.43 ft<sup>2</sup>  
105.11 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.

GIRAFFE 360

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