

# Park Row



## Eversley Mount, Sherburn In Elmet, Leeds, LS25 6AW

Offers In Excess Of £160,000



**\*\*END-TERRACE\*\*TWO DOUBLE BEDROOMS\*\*SPACIOUS DRIVEWAY\*\*GARDEN TO THE FRONT AND REAR\*\*PERFECT FOR INVESTORS\*\***

Welcome to this charming end terrace house located in the picturesque Eversley Mount, Sherburn In Elmet, Leeds. This property boasts a spacious driveway with parking for up to 3 vehicles, making it convenient for you and your guests.

As you step inside, you are greeted by a cosy lounge/dining room, perfect for relaxing or entertaining guests. The house features two double bedrooms, ideal for a small family or for those who enjoy having extra space.

With gardens both to the front and rear of the property, you can enjoy the outdoors and perhaps even cultivate your own little garden oasis. The 661 sq ft of living space offers plenty of room for you to unleash your creativity and make this house your own.

This property is not just a house; it's a home with lots of potential. Whether you are looking to invest in a property with promising returns or searching for a place to call your own, this house in Eversley Mount is the perfect canvas for your dreams.

Life in Sherburn in Elmet 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.

Don't miss out on this fantastic opportunity to own a piece of this thriving community. Book a viewing today and discover the endless possibilities that this charming house has to offer.

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 ACCOMMODATION

### ENTRANCE

Enter through a glazed uPVC door which leads into;

### PORCH

Glazed windows surrounding and a wooden door with multiple obscure inserts which leads into;

### ENTRANCE HALLWAY

6'9" x 3'2" (2.08 x 0.99)

Stairs which lead to the first floor accommodation, cupboard door which leads to under-stairs storage, central heating radiator and internal white wooden doors which lead into;

### KITCHEN

11'1" x 7'4" (3.38 x 2.26)



Double glazed window to the rear elevation, wooden stable door with multiple obscure inserts which leads out to the side of the property, cream shaker-style wall and base units, roll-edge laminate worktop, stainless steel drainer sink with chrome taps over, four ring gas hob with extractor fan over, built in oven, space and plumbing for a washing machine and a dishwasher, tiled splashback surrounding, tiled flooring and a white wooden door with obscure inserts which leads through to;



### LOUNGE/DINING

18'4" x 11'3" (5.59 x 3.43)



Double glazed window to the front elevation, electric fire set within a stone built fireplace with alcoves for storage and a tiled hearth, central heating radiator and a double glazed double door which leads out to the rear garden.





## FIRST FLOOR ACCOMMODATION

### LANDING

6'6" x 3'1" (1.99 x 0.95)

Double glazed window to the side elevation, cupboard doors which lead to cupboards for storage and internal white wooden doors which lead into;

## BEDROOM ONE

15'10" x 9'0" (4.84 x 2.76)



Double glazed window to the front elevation, central heating radiator and a door which leads into a handy cupboard with space for storage.



## BEDROOM TWO

12'2" x 8'11" (3.71 x 2.73)



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

## FAMILY BATHROOM

6'5" x 5'5" (1.98 x 1.67)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, fully tiled floor to ceiling plus a panel bath with and electric shower above and a glass shower screen.

## EXTERIOR

## FRONT



Accessed via a black metal vehicle gate with perimeter bushes to the left hand side and includes; a block paved driveway which leads to the entrance, wooden pedestrian gate which leads to the side of the property, paved area with a circular brick built planter to the centre, perimeter fencing to the left hand side, perimeter hedging and a wall to the right hand side plus the rest is mainly lawn.







### SIDE

Perimeter fencing to both sides and a door which leads into an outbuilding.

### OUTBUILDING

Enter through a door with a glass insert at the side of the property and includes; space for storage and a further door with a glass insert which leads to the rear garden.

### REAR



Accessed via the door in the outbuilding at the side of the property, though the pedestrian gate to the rear or through the double doors in the lounge/dining room where you will step out onto; paved area with space for seating, paved pathway which leads to space for a shed, curved brick built dwarf wall with steps up to the rest of the garden, metal pedestrian gate to the bottom of the garden, perimeter fencing to all three sides and the rest is mainly lawn.



### TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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


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, 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

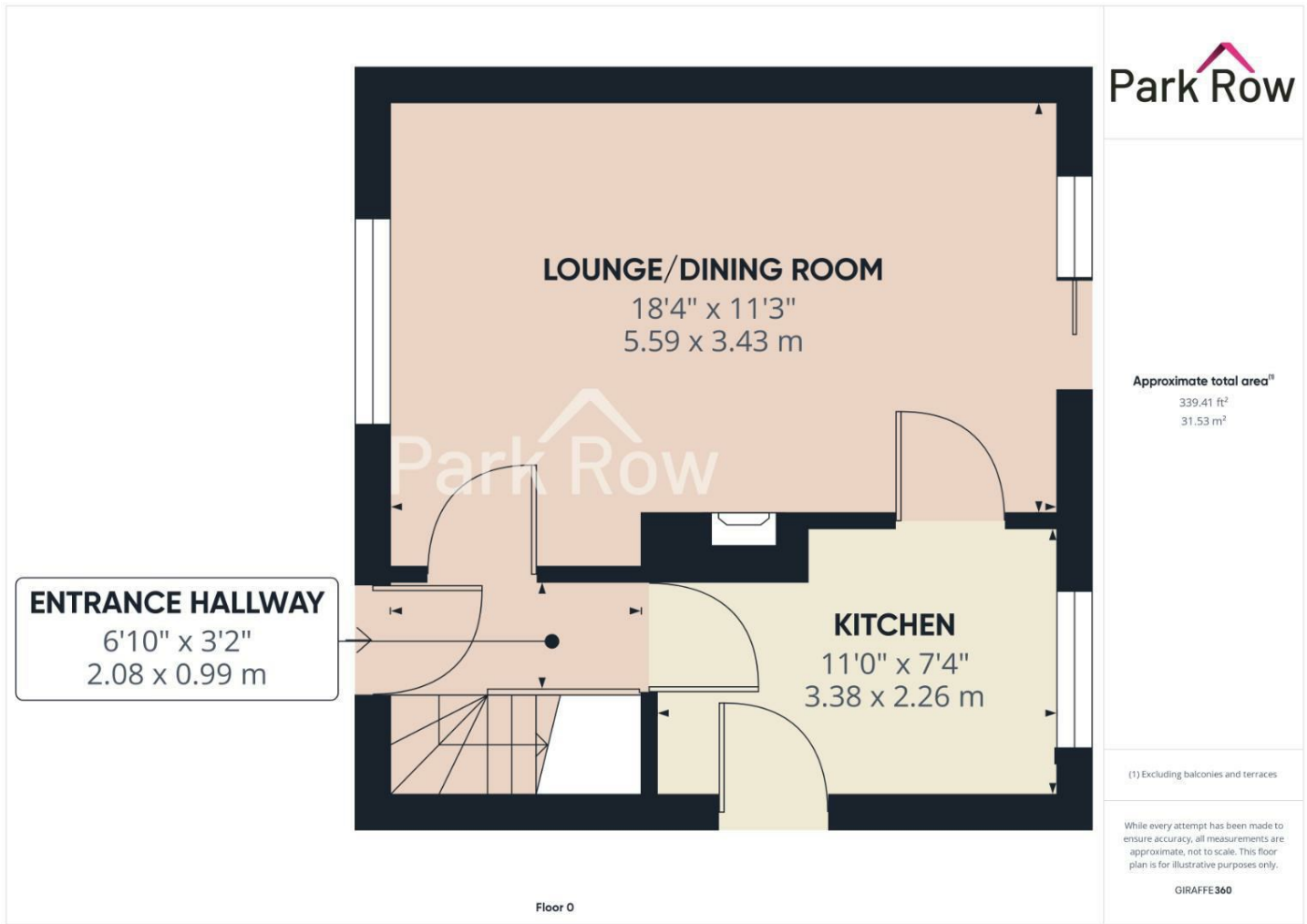
CASTLEFORD - 01977 558480

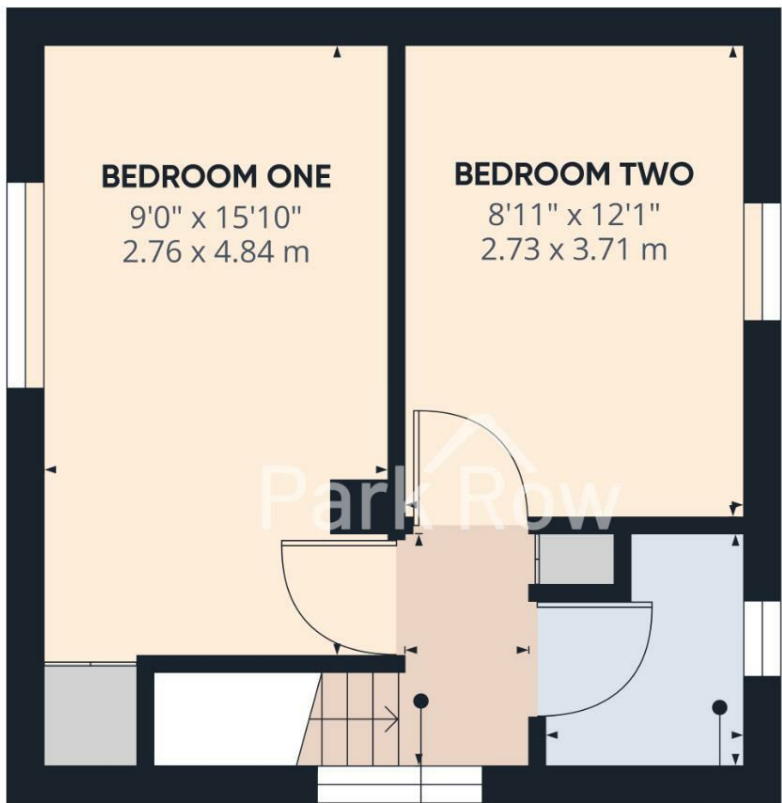
### **VIEWINGS**

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.







**LANDING**  
3'1" x 6'6"  
0.95 x 1.99 m

**FAMILY BATHROOM**  
5'5" x 6'6"  
1.67 x 1.98 m

Floor 1



**Approximate total area<sup>(1)</sup>**  
321.39 ft<sup>2</sup>  
29.86 m<sup>2</sup>

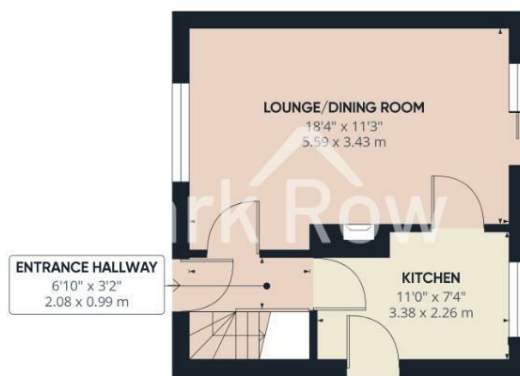
(1) Excluding balconies and terraces

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

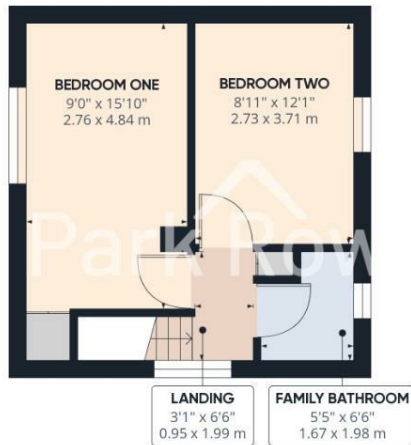
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Floor 0



Floor 1

**Park Row**

Approximate total area<sup>n</sup>  
660.8 ft<sup>2</sup>  
61.39 m<sup>2</sup>

(1) Excluding balconies and terraces

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92 plus A		92 plus A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D	57	55-68 D	54
43-54 E		43-54 E	
31-42 F		31-42 F	
13-30 G		13-30 G	
All energy efficient - higher running costs		All environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC