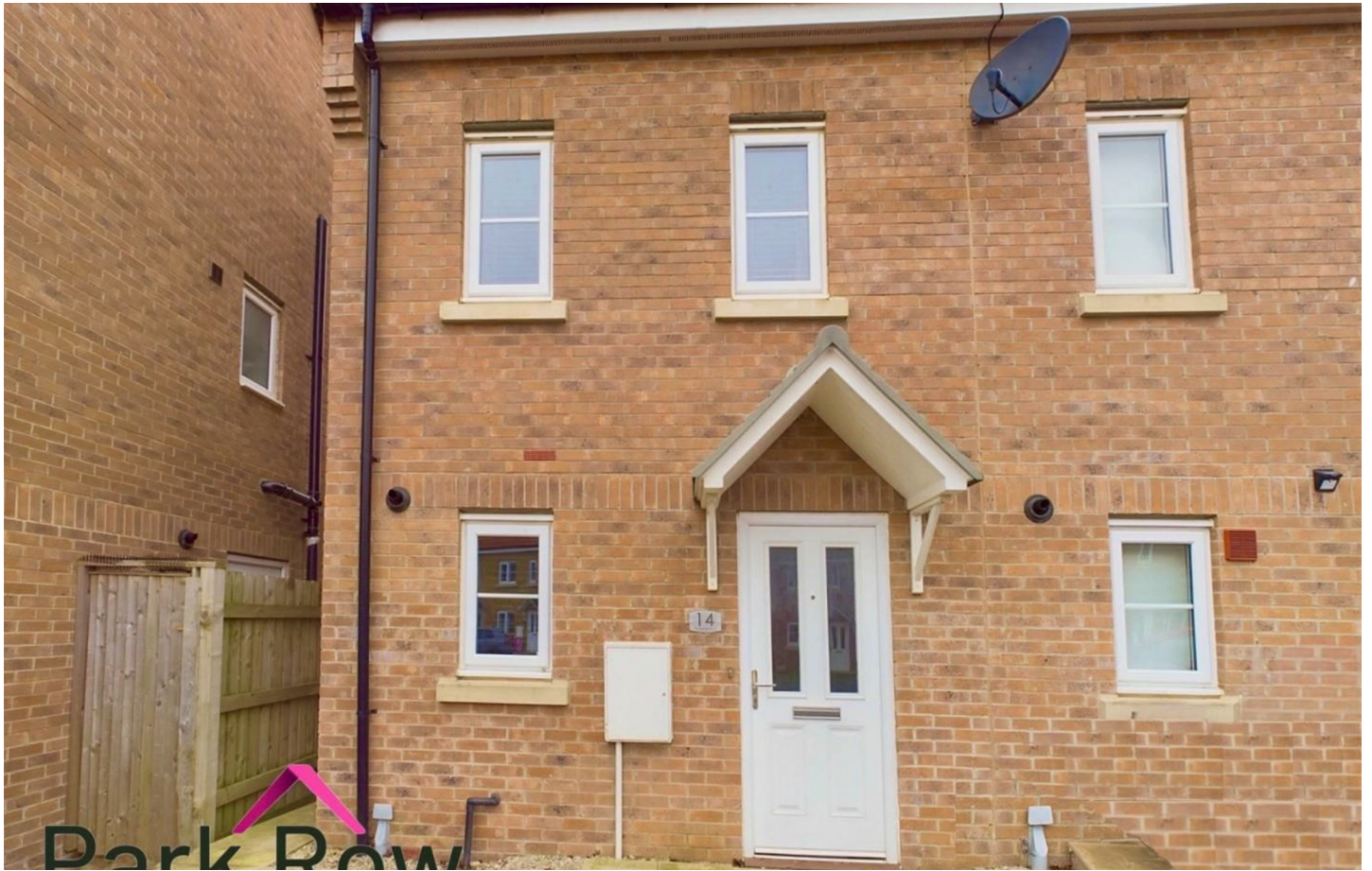


Park Row



Rochester Row, Sherburn In Elmet, Leeds, LS25 6FZ

Offers In Excess Of £200,000



****END-TERRACE**THREE BEDROOMS**NO UPWARD CHAIN**DRIVEWAY**REAR GARDEN**DOWNSTAIRS W/C**MODERN KITCHEN & BATHROOM**PERFECT FOR FIRST TIME BUYERS**WITHIN 1/2 MILE OF A "GOOD" RATED PRIMARY & SECONDARY SCHOOL**3 PARKS WITHIN HALF A MILE****

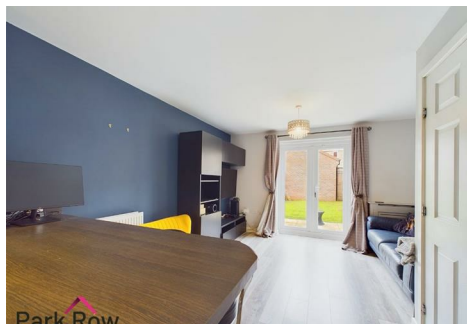
Welcome to this charming end terrace house located on Rochester Row in the picturesque village of Sherburn In Elmet, Leeds.

This property boasts a modern open plan kitchen/dining/living room, perfect for entertaining guests or enjoying family meals together. The house features three cosy bedrooms, ideal for a growing family or those in need of a home office space.

The modern bathroom adds a touch of luxury to this lovely home, providing a relaxing space to unwind after a long day. With off-street parking for one vehicle and an enclosed rear garden, there is ample space for outdoor activities or simply enjoying a cup of tea in the fresh air.

Whether you're a first-time buyer looking to step onto the property ladder or a small family searching for a comfortable abode, this house offers the perfect blend of convenience and comfort. Don't miss out on the opportunity to make this delightful property your new home in the heart of Sherburn In Elmet.

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 uPVC door with two obscure glass inserts which leads into;

ENTRANCE HALLWAY

Stairs which lead up to the first floor accommodation, central heating radiator and internal door which lead into;

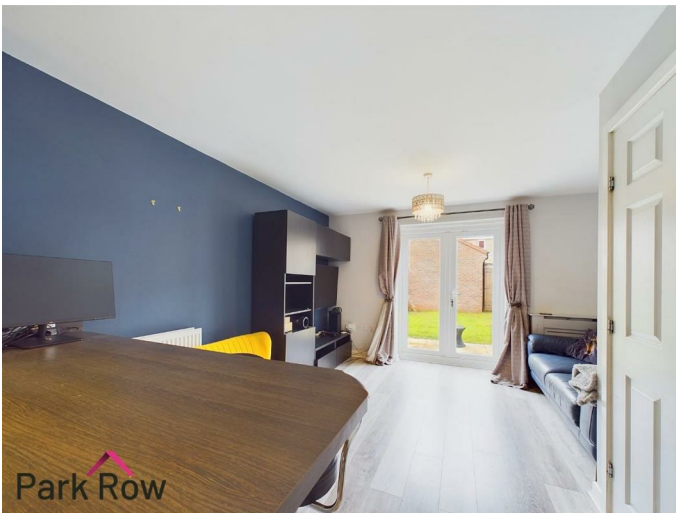
KITCHEN/LIVING AREA



Double glazed window to the front elevation, white shaker-style wall and base units, square edge laminate worktop which extends to create a breakfast bar with space for seating, four ring gas hob with extractor fan over, built in electric oven, on and a half stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, space and plumbing for a washing machine, spotlights to the ceiling, electric point for a wall mounted television, broadband point, built in black matt units surrounding the space for the television with space for storage, two central heating radiators and double glazed double doors which lead out to the rear garden, internal door leads into;



DOWNSTAIRS W/C



Includes a white suite comprising; close coupled w/c, pedestal corner hand basin with chrome taps over and tiled

splashback, central heating radiator and extractor fan to ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

Stairs which lead up to the second floor accommodation and internal doors which lead into;

BEDROOM TWO



Two double glazed windows to the front elevation and a central heating radiator.

BEDROOM THREE



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

FAMILY BATHROOM



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, pedestal square hand basin set onto of a grey shaker-style unit with storage, panel bath with mains waterfall shower above and a glass shower screen, LED spotlights to the ceiling and fully tiled around the bath and half tiled walls for the rest.

SECOND FLOOR ACCOMMODATION

LANDING

Door leads into a cupboard for storage and further internal doors which lead into;

BEDROOM ONE



Two Velux double glazed windows, one to the rear elevation and one to the front elevation and a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for parking, porch over the entrance door, a paved pathway which leads down the side of the property and a wooden pedestrian gate which allows access to the rear garden.

REAR



Accessed via the pathway from the front of the property or through the double doors in the kitchen/lounge/dining where you will step out onto; a paved area with space for seating, border filled with shrubs, space for a shed, perimeter fencing to both sides, brick built wall to the rear and the rest is mainly lawn.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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, 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

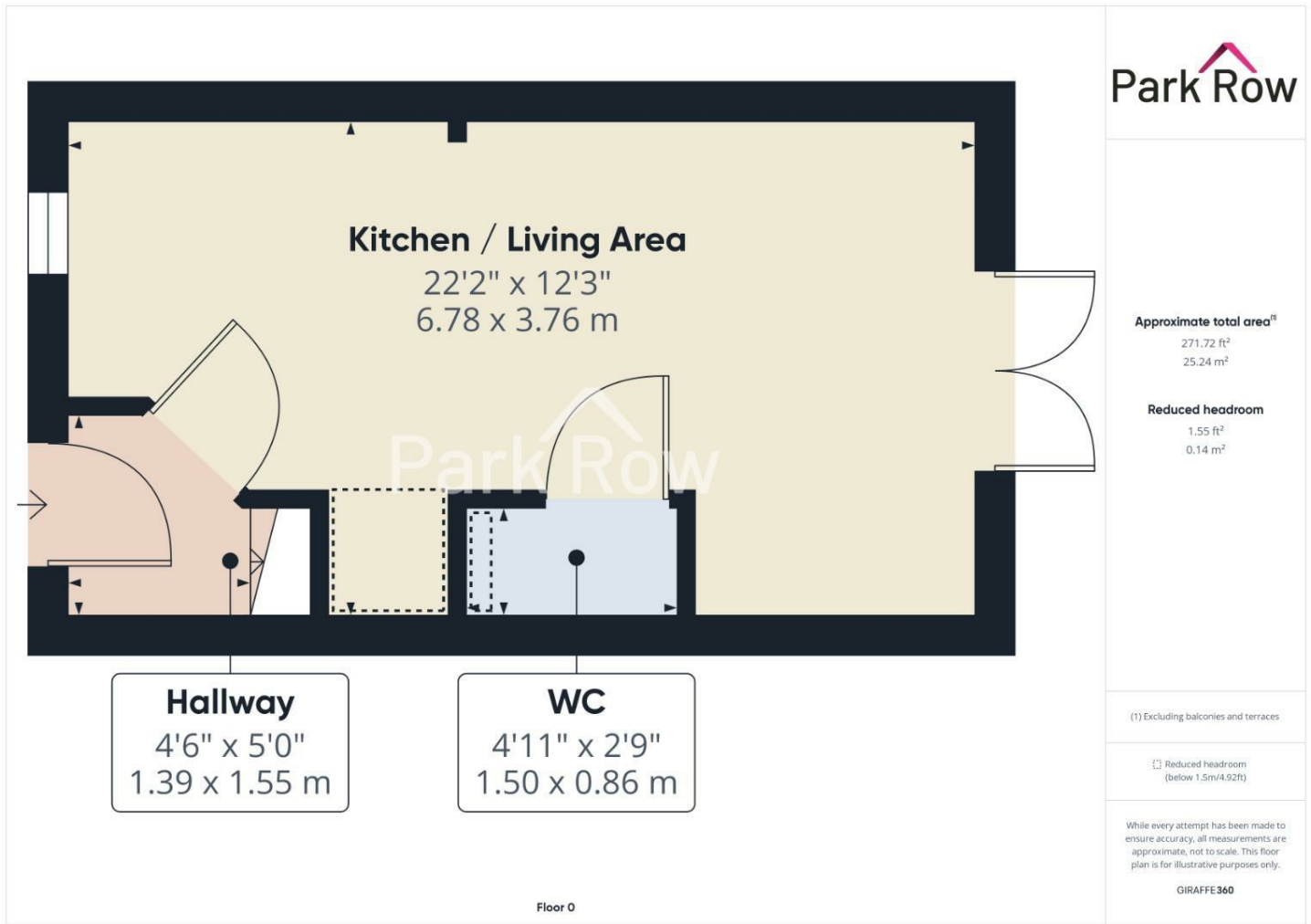
CASTLEFORD - 01977 558480

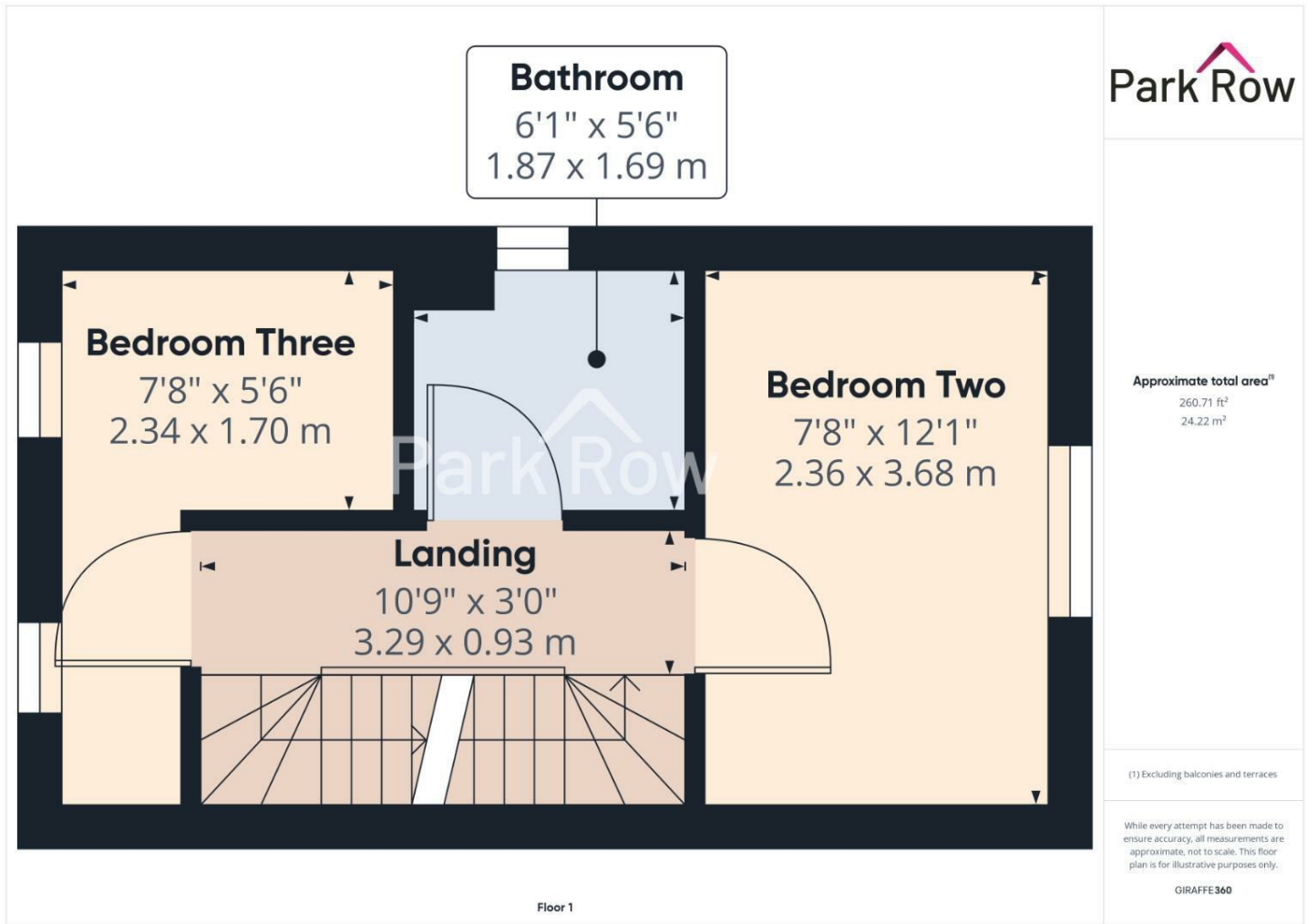
VIEWINGS

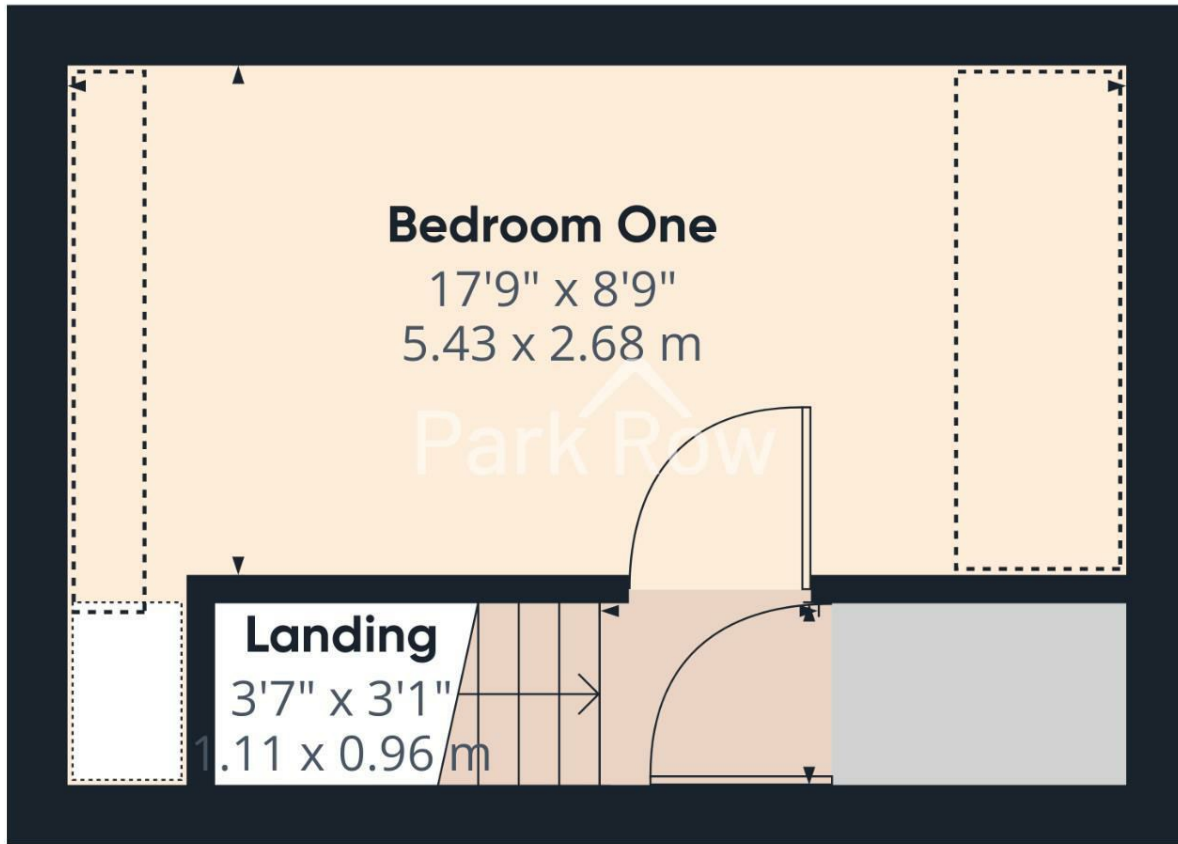
Strictly by appointment with the sole agents.

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.









Approximate total area⁽¹⁾
183.52 ft²
17.05 m²

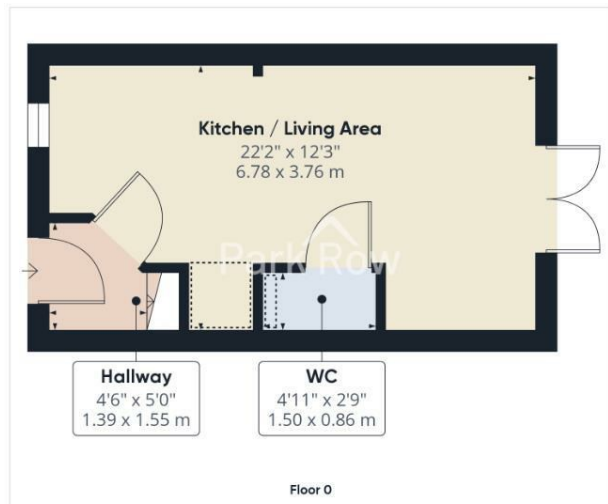
Reduced headroom
34.12 ft²
3.17 m²

(1) 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.

GIRAFFE360



Park Row

Approximate total area⁽¹⁾
715.95 ft²
66.51 m²

Reduced headroom
35.67 ft²
3.31 m²

(1) 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.

GIRAFFE 360

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