

# Park Row



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

Offers In Excess Of £350,000



**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*ENSUITE TO MASTER\*\*GARAGE AND PARKING\*\*ENCLOSED REAR GARDEN\*\*FIELD VIEWS\*\*\***

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

As you step into this delightful property, you are greeted by a spacious reception room, perfect for entertaining guests or relaxing with your family. With four generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The ensuite bathroom adds a touch of luxury to the master bedroom, providing convenience and comfort.

Parking and garage is available ensuring that parking will never be a hassle for you or your visitors. The enclosed rear garden offers a peaceful retreat where you can unwind and enjoy the outdoors in privacy.

With field views to the front of the property, you can wake up to the beauty of nature every day, creating a serene and tranquil atmosphere. The 1,101 sq ft of living space provides a comfortable and homely environment for you to make your own.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm and warmth that this property has to offer. 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 THURSDAY, 5.00 FRIDAYS, AND 1.00 SATURDAYS.



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

uPVC double glazed entrance door with two obscure glass panels which lead into;

### ENTRANCE HALLWAY

4'7" x 5'7" (1.41 x 1.71)

stairs to first floor accommodation, central heating radiator and doors leading into;

### LOUNGE

15'9" x 10'11" (4.81 x 3.34)



uPVC double glazed window to the front elevation, central heating radiator, television point and an open double doors which leads into;



## KITCHEN/DINER

18'6" x 10'4" (5.65 x 3.15)



uPVC double glazed window and uPVC double glazed double doors to rear elevation, central heating radiator, doors leading into understairs storage cupboard, wall and base units in white gloss finish with stainless steel handles, roll edge laminate worktops, one and a half stainless steel sink with chrome taps over, integral fridge, integral freezer, free standing dishwasher, four ring gas hob with extractor fan and electric oven under, LED spotlights to ceiling and a door which leads into;







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### UTILITY

6'11" x 5'2" (2.13 x 1.59)

Half glazed uPVC door to the rear elevation, central heating radiator, space and plumbing for washing machine and dryer with roll edge laminate worktop above, central heating boiler and a door which leads into;

### DOWNSTAIRS WC

5'1" x 2'11" (1.57 x 0.91)

Obscure glass uPVC double glazed window to the rear elevation, white suite comprising; close coupled w/c, corner hand basin with chrome tap over, central heating radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

6'7" x 6'10" (2.02 x 2.09)

Loft access, door to storage cupboard with further doors leading off;

### BEDROOM ONE

10'5" x 10'11" (3.18 x 3.34)



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uPVC double glazed window to the front elevation, central heating radiator, door leads into bulk head storage cupboard, built in wardrobe with sliding doors and a door leading into;

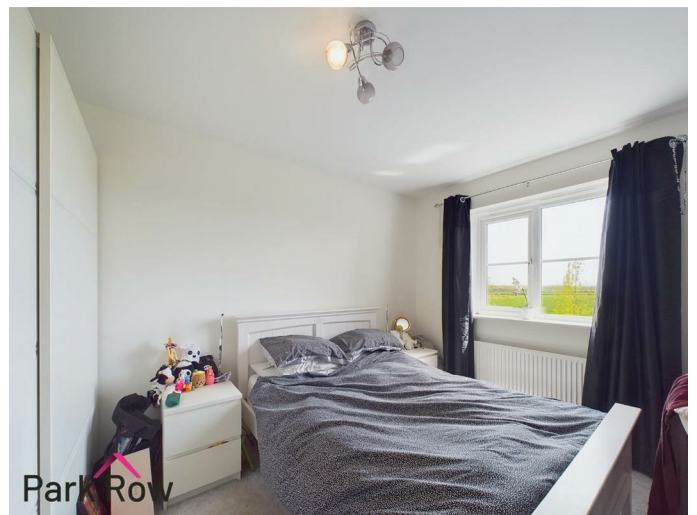
### ENSUITE

6'0" x 4'11" (1.84 x 1.51)

Obscure glass uPVC double glazed window to the side elevation, white suite comprising; square walk in shower, fully tiled with mains shower and concertina shower screen, close coupled w/c, hand basin with chrome tap over, chrome heated towel rail and LED spotlights to ceiling.

### BEDROOM TWO

12'2" x 9'3" (3.72 x 2.83)



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

### BEDROOM THREE

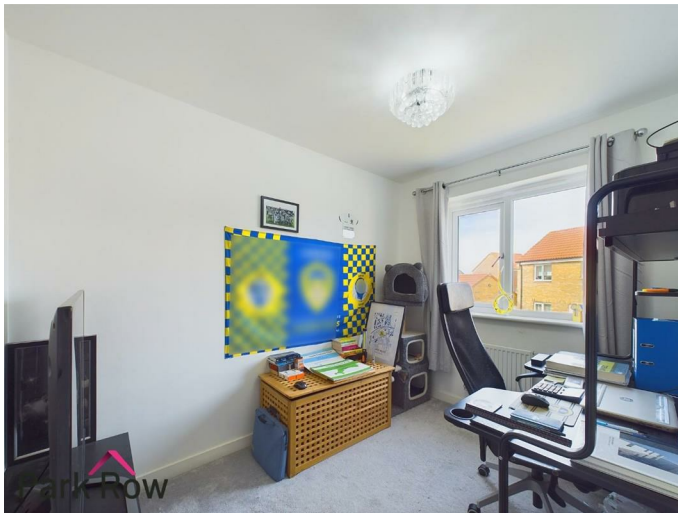
9'8" x 9'2" (2.97 x 2.81)



uPVC double glazed window to the rear elevation, central heating radiator.

### BEDROOM FOUR

9'6" x 7'3" (2.92 x 2.21)



uPVC double glazed window to the rear elevation, central heating radiator.

### FAMILY BATHROOM

6'11" x 6'3" (2.11 x 1.91)



Obscure glass uPVC double glazed window to the rear elevation, white suite comprising; panelled bath with chrome tap over, extractor fan to rear elevation, close coupled w/c, hand basin with chrome tap over, chrome heated towel rail, half tiled to all walls.

### EXTERIOR

#### FRONT



Tarmacked driveway with parking for multiple vehicles with grassed areas to either side, paved area outside entrance door, integral garage with up and over door, power and lighting, pathway to the right of the property which gives access to the rear garden via a wooden access gate.



## REAR



Can be accessed via the pedestrian access at the side of the property or the double doors in the kitchen/diner where you will step out onto a paved area with space for seating, perimeter fencing to all three sides, the rest is mainly laid to lawn.



## COMMUNAL GREEN AREAS



## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: B

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.

## 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.

## 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.



**Living Room**  
15'9" x 10'11"  
4.81 x 3.34 m

**Kitchen**  
10'4" x 18'6"  
3.15 x 5.65 m

**Hallway**  
4'7" x 5'7"  
1.41 x 1.71 m

**Garage**  
16'0" x 9'0"  
4.89 x 2.75 m

**Utility**  
7'0" x 5'2"  
2.13 x 1.59 m

**WC**  
2'11" x 5'1"  
0.91 x 1.57 m

Floor 0

**Approximate total area<sup>(1)</sup>**  
629.55 ft<sup>2</sup>  
58.49 m<sup>2</sup>

**Reduced headroom**  
7.62 ft<sup>2</sup>  
0.71 m<sup>2</sup>

(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**

T 01977 681122  
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

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
92-100 A	83	92-95 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
41-48 F		41-48 F	
35-40 G		35-40 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC