

Park Row



Low Street, Sherburn In Elmet, Leeds, LS25 6BB

Offers In Excess Of £325,000



****DETACHED PROPERTY**THREE BEDROOMS**DETACHED GARAGE**OFF STREET PARKING**ENCLOSED REAR GARDEN**DOWNSTAIRS W/C****

Situated on the popular Red Row estate in the thriving village of Sherburn in Elmet, this well-presented detached property briefly comprises; downstairs w/c, lounge, modern open plan kitchen/dining room, three bedrooms, ensuite to bedroom one, family bathroom, detached garage and also has garden to both the front and rear.

EPC Rating B, Council Tax Band D - Selby District Council

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

Composite door with a decorative lead glazed insert leading into;

ENTRANCE HALLWAY

Freshly decorated and includes; stairs leading up to first floor accommodation, door leading into a handy under-stairs storage cupboard and further doors leading into;

DOWNSTAIRS WC

5'6" x 3'1" (1.69 x 0.96)

Obscure glass uPVC double glazed window to the front elevation and a white suite comprising: close coupled w/c and a corner hand basin with chrome taps over.

LOUNGE

15'5" x 11'6" (4.7 x 3.51)



uPVC double glazed windows to the front and side elevation, electric fire set within a marble hearth and surround, central heating radiator, television points and telephone points.



KITCHEN

18'6" x 13'1" (5.64 x 3.99)



Freshly decorated and includes; uPVC double glazed window to the rear elevation, uPVC double glazed sliding doors with glazed panels either side leading out to the rear garden, wall and base units in a white gloss finish with brushed steel handles, granite worktop, island to the centre with matching units/worktop to the kitchen with space for storage, stainless steel sink set within the worktop with chrome taps over, integral double oven, integral washing machine, integral fridge/freezer, electric hob with extractor fan over, LED spotlights to the ceiling and a door leading into;





STORAGE CUPBOARD

3'0" x 2'9" (0.92 x 0.86)

Space and plumbing for a washing machine and dryer along with power and lighting.

FIRST FLOOR ACCOMMODATION

LANDING

Freshly decorated and includes; uPVC double glazed window to the side elevation, loft access and doors leading into;

BEDROOM ONE

11'10" x 11'2" (3.61 x 3.42)



uPVC double glazed window to the front elevation, built in wardrobes which have wooden sliding doors with smoked glass inserts, central heating radiator and a door leading into;



ENSUITE

8'11" x 4'1" (2.72 x 1.27)



Obscure glass uPVC double glazed window to the side elevation and a white suite comprising; close coupled w/c, floating half-pedestal hand basin with chrome taps over, fully tiled walk in shower with mains shower inside and a glass sliding shower screen, shaving point and a chrome heated towel rail.

BEDROOM TWO

11'5" x 11'0" (3.48 x 3.36)



uPVC double glazed window to the front elevation, central heating radiator and built in wardrobes which have wooden sliding doors with glass inserts.

BEDROOM THREE

11'8" x 6'11" (3.56 x 2.12)



uPVC double glazed window to the rear elevation, central heating radiator and built in wooden wardrobes.

FAMILY BATHROOM

8'2" x 6'11" (2.50 x 2.12)



Obscure glass uPVC double glazed window to the front elevation and a white suite comprising; close coupled w/c, floating half-pedestal hand basin with chrome taps over, panel bath with chrome taps over and shower above with a glass shower screen, door leading into a cupboard which houses the water tank, fully tiled floor to ceiling and a chrome heated towel rail.

EXTERIOR

FRONT



Shared access from the street onto a private tarmac driveway with space for a couple of vehicles, access to the detached garage, access to the rear garden down the side of the property, white planter filled with decorative stones and shrubs, paved pedestrian pathway leading to the entrance door, porch over the entrance door, border filled with a mature bush and the rest is mainly laid to lawn. This property has extra garden space to the front in comparison to the rest on the row.



REAR



Can be accessed through the sliding doors in the kitchen/dining or down the side of the property through a wooden pedestrian gate leading out onto: a Indian stone paved area with space for seating, stepping stone pathway leading down to the bottom of the garden, space for an outdoor shed, borders filled with plenty of mature shrubs and bushes, perimeter brick built wall surrounding and the rest is mainly laid to lawn.





GARAGE



Can be accessed through an up and over door and includes power/lighting and is a great space for storage.

ALARM SYSTEM

ADT intruder alarm is installed into the property. The system is 8 years of age and costs £54 per month for the monitoring service which includes a small fee for connection to the police for immediate response.

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: 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:

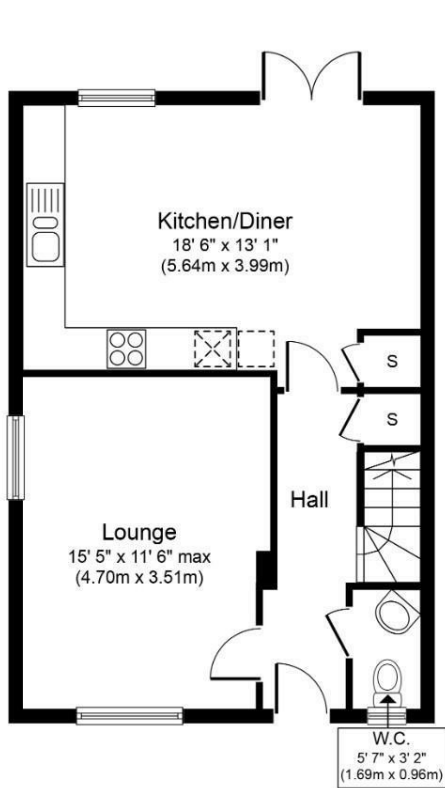


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GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

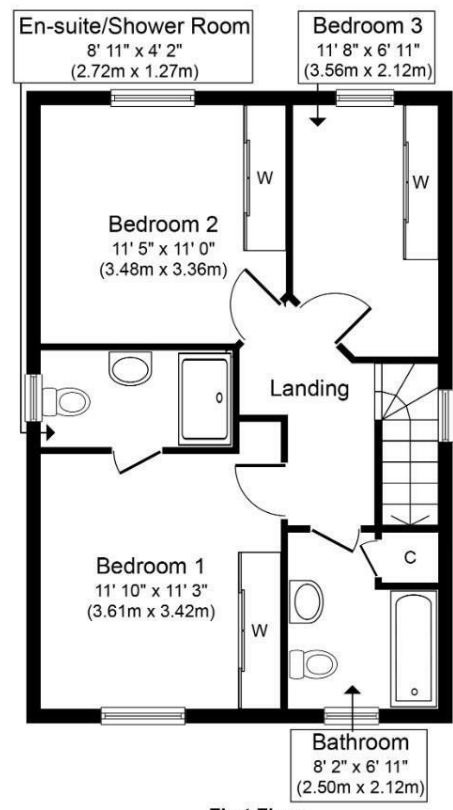
VIEWINGS

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.





Ground Floor
Approximate Floor Area
519 sq.ft.
(48.2 sq.m.)



First Floor
Approximate Floor Area
519 sq.ft.
(48.2 sq.m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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