

# Park Row



## Tortoiseshell Close, Sherburn In Elmet, Leeds, LS25 6GS

Offers In Excess Of £350,000



DETACHED HOUSE\*\*FOUR BEDROOMS\*\*DOWNSTAIRS W/C\*\*ENSUITE TO MASTER\*\*ENCLOSED REAR GARDEN\*\*GARAGE AND PARKING\*\*

Welcome to this stunning property located in the desirable area of Tortoiseshell Close, Sherburn In Elmet, Leeds. This detached house boasts four spacious bedrooms, perfect for a growing family or those in need of extra space.

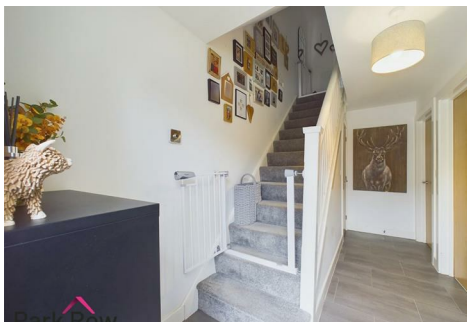
As you step inside, you are greeted by a warm and inviting atmosphere in the reception room, ideal for relaxing or entertaining guests. The property features a modern bathroom and includes an ensuite to the master bedroom for added convenience.

One of the highlights of this property is the downstairs W/C, providing practicality and ease for everyday living. Additionally, the garage and parking facilities ensure that you will never have to worry about finding a spot for your vehicle.

Outside, you will find an enclosed garden, offering a private and peaceful outdoor space where you can unwind and enjoy the fresh air. Whether you have green fingers or simply enjoy al fresco dining, this garden is sure to cater to your needs.

Don't miss out on the opportunity to make this house your home. With its detached structure, four bedrooms, ensuite facilities, downstairs W/C, garage, parking, and lovely garden, this property has everything you need for comfortable and stylish living. Contact us today to arrange a viewing and take the first step towards owning your dream home in Leeds.

**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 black composite door with glass panel insert which leads into:

### ENTRANCE HALLWAY

14'6" x 6'4" (4.43 x 1.95)



Stairs leading to the first floor accommodation, central heating radiator, understairs cupboard for storage and has doors leading off:

### LOUNGE

14'2" x 16'9" (4.33 x 5.13)



Double glazed window to the front elevation, central heating radiator and television point.



### KITCHEN/DINER

13'4" x 16'11" (4.08 x 5.17)



Double glazed double doors leading to the rear garden, central heating radiator, wall and base units in a high white gloss finish in a handless design, square edge worktops with tiled splashbacks, one and a half stainless steel drainer sink with chrome taps over, four ring gas hob with stainless steel splashback, built in electric oven, integral fridge/freezer, integral dishwasher, spotlights to ceiling and space for dining table and chairs, door leads into:



elevation, wall and base units which match the kitchen, square edge worktop with tiled splashback, space and plumbing for washing machine, space for dryer, central heating radiator and door leads into:

**DOWNSTAIRS W/C**  
2'11" x 6'3" (0.90 x 1.91)

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Obscure glass double glazed window to the side elevation, white suite comprising: close coupled w/c, handbasin with chrome tap over, central heating radiator.

**FIRST FLOOR ACCOMMODATION**



**LANDING**  
4'9" x 17'8" (1.45 x 5.40)

Loft access, central heating radiator, door leads into storage cupboard and has doors leading off:

**BEDROOM ONE**  
9'1" x 13'1" (2.78 x 4.01)

**UTILITY**  
6'2" x 6'4" (1.89 x 1.94)



Double glazed window to the front elevation, central heating radiator and has built in wardrobes with sliding doors, door leads into:

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Double glazed door with obscure glass panel leads to rear

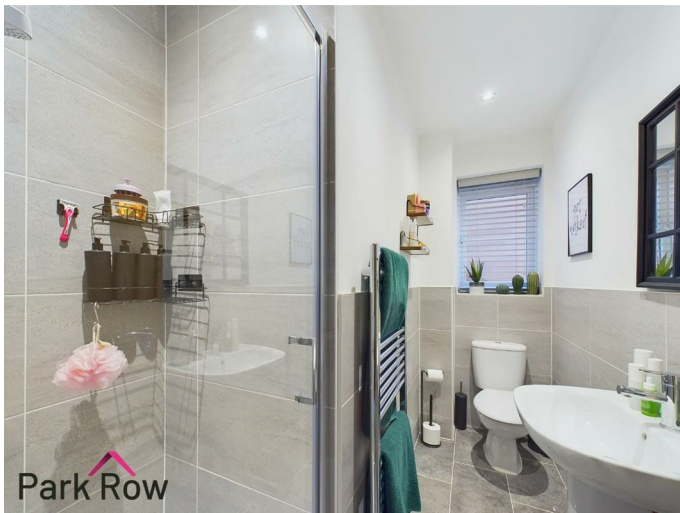


**BEDROOM TWO**  
8'8" x 12'7" (2.66 x 3.86)



Double glazed window to the rear elevation, central heating radiator.

**ENSUITE**  
3'2" x 8'5" (0.98 x 2.58)



Obscure glass double glazed window to the side elevation, white suite comprising: Walk in shower with mains shower above and glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights to the ceiling, fully tiled around the shower cubicle and half tiled to remaining walls.

**BEDROOM THREE**  
11'9" x 10'4" (3.60 x 3.16)



Double glazed window to the front elevation, central heating radiator, door leads into storage cupboard.



**BEDROOM FOUR**  
7'1" x 10'9" (2.17 x 3.28)



Double glazed window to the rear elevation, central heating radiator.

**FAMILY BATHROOM**  
6'10" x 5'6" (2.10 x 1.68)



Obscure glass double glazed window to the side elevation, white suite comprising: panel bath with chrome tap over, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights to the ceiling, fully tiled around the bath area and half tiled to remaining walls.

**EXTERIOR**  
**FRONT**



To the front of the property there is a tarmacked driveway which runs down the side of the property to a single detached garage and has parking for multiple vehicles, a pedestrian access gate gives access to the rear garden, flagged pathway leads to front entrance door, the rest is mainly laid to lawn with borders under the front windows laid with decorative slate.

## REAR



can be accessed via the wooden pedestrian access gate down the side of the property, the double doors in the kitchen or the door in the utility room where you will step out onto: a paved area with space for seating, the rest is mainly laid to lawn, perimeter wooden fencing, outside tap and outside lighting.



## GARAGE

With an up and over door.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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

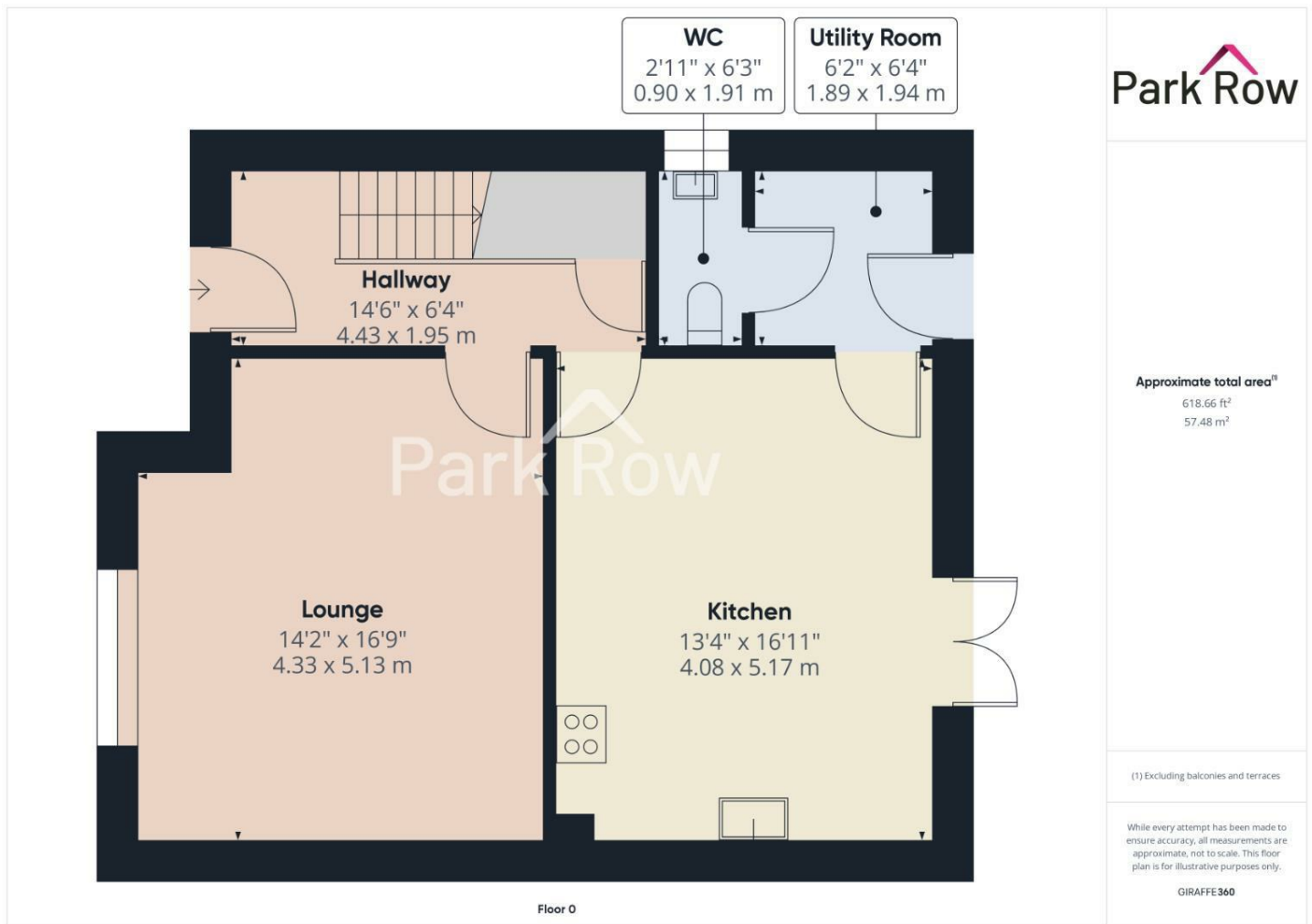
CASTLEFORD - 01977 558480

**VIEWINGS**

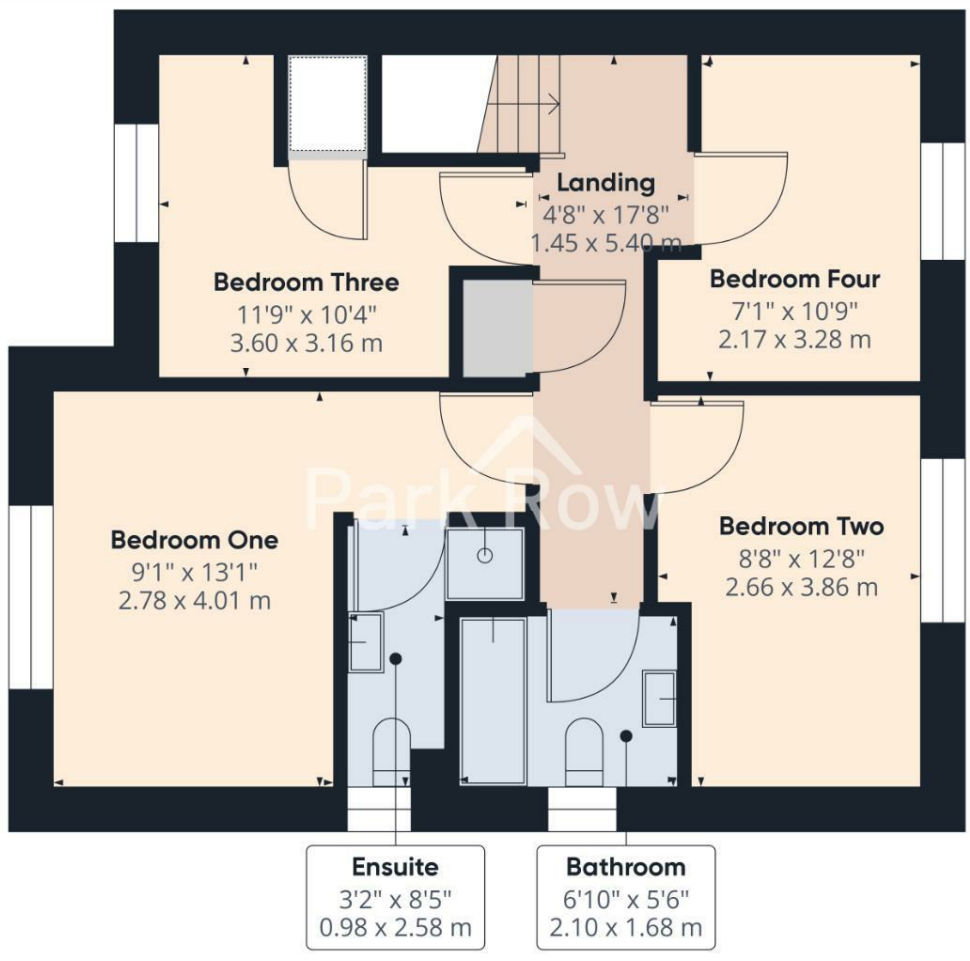
Strictly by appointment with the sole agents.

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.









Floor 1



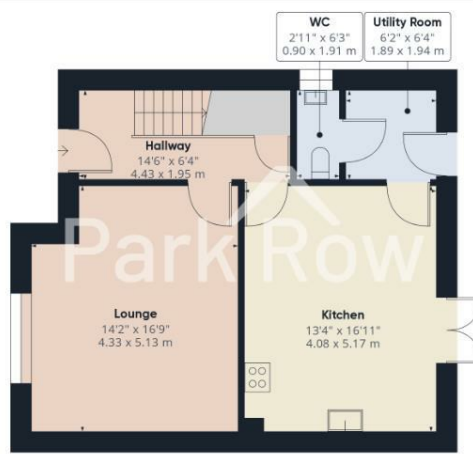
Approximate total area<sup>1)</sup>  
564.64 ft<sup>2</sup>  
52.46 m<sup>2</sup>

(1) Excluding balconies and terraces

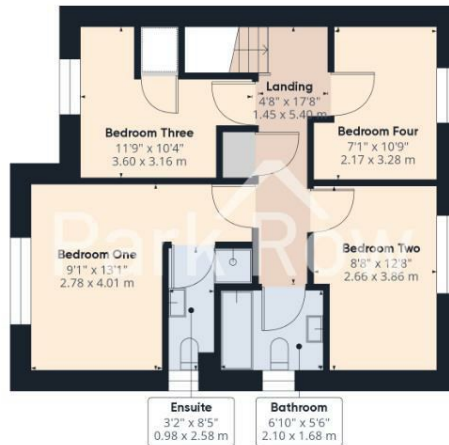
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
1183.3 ft<sup>2</sup>  
109.93 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360

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