

Park Row



Braeburn Road, Sherburn In Elmet, Leeds, LS25 6GF

£260,000



****SEMI-DETACHED**THREE BEDROOMS**OFF STREET PARKING**ENCLOSED REAR GARDEN**INTEGRAL GARAGE**DOWNSTAIRS W/C**EN-SUITE****

Welcome to Braeburn Road, Sherburn In Elmet, Leeds - a charming semi-detached house that is perfect for families! This delightful property boasts a spacious 794 sq ft of living space, featuring 1 reception room, 3 generously sized bedrooms, and 2 modern bathrooms including an en-suite in the master bedroom.

One of the standout features of this lovely home is the ample parking available for up to 3 vehicles, making it convenient for families with multiple cars. Additionally, there is an integral garage providing even more parking or storage space.

The property's enclosed rear garden offers a safe and private outdoor space, ideal for children to play in or for hosting gatherings with friends and family. The modern open plan kitchen/dining room is perfect for entertaining and creating delicious meals while enjoying the company of loved ones.

With the convenience of a downstairs w/c and the luxury of an en-suite in the master bedroom, this home offers both practicality and comfort. All three bedrooms are spacious, providing plenty of room for relaxation and personalization.

Don't miss out on the opportunity to make this wonderful property in Sherburn In Elmet your new home. Book a viewing today and envision the possibilities that await in this inviting and family-friendly residence.

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

Enter through a white composite door with two obscure panels inside which leads into;

ENTRANCE HALLWAY

4'0" x 3'6" (1.22 x 1.09)

Central heating radiator and an internal door which leads into;

LOUNGE

16'1" x 10'3" (4.91 x 3.13)



Double glazed window to the front elevation, space/electrics for a wall mounted electric fireplace, central heating radiator, broadband and television points and an internal door which leads into;



INNER HALLWAY

6'2" x 4'3" (1.88 x 1.30)

Stairs which lead up to the first floor accommodation and internal doors which lead into the kitchen and also into;

DOWNSTAIRS W/C

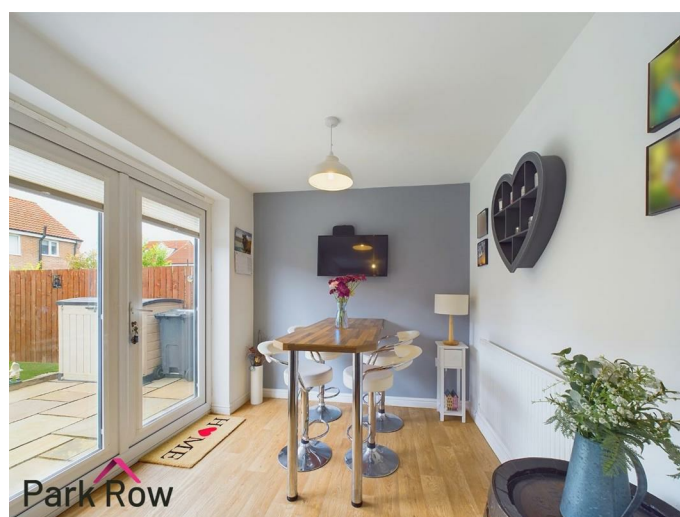
Includes a white suite comprising; close coupled w/c plus a hand basin with chrome taps over and tiled splashback.

KITCHEN/DINER

18'9" x 7'7" (5.73 x 2.32)



Double glazed window to the rear elevation, white wooden wall and base units surrounding the kitchen, square edge laminate worktop with raised splashback, built in oven, four ring gas hob with extractor fan over, space and plumbing for a washing machine and a dishwasher, space for a freestanding double fridge/freezer, one and a half stainless steel drainer sink with chrome taps over, built in breakfast bar with space for seating, electric point for a wall mounted television, central heating radiator and a double glazed double door which leads out to the rear elevation.





ENSUITE

6'11" x 4'7" (2.12 x 1.42)



FIRST FLOOR ACCOMMODATION

LANDING

6'2" x 4'0" (1.88 x 1.23)

Loft access, door which leads into a cupboard for storage and further internal doors which lead into;

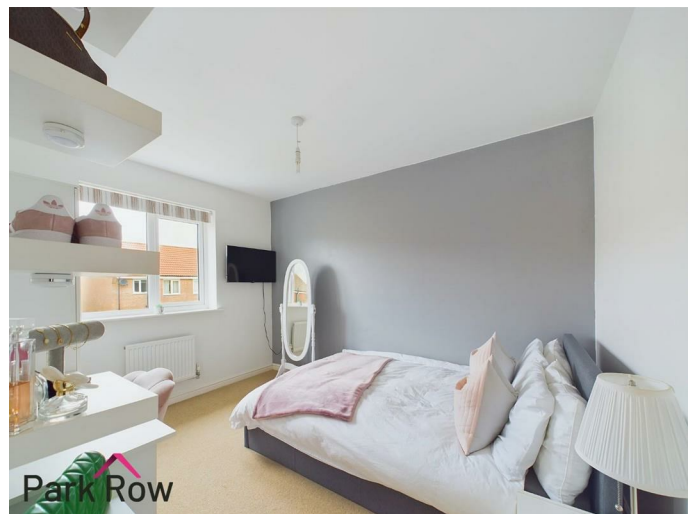
BEDROOM ONE

13'8" x 9'6" (4.19 x 2.91)



BEDROOM TWO

11'2" x 8'7" (3.41 x 2.64)



Two double glazed windows to the front elevation, built in wardrobe with 1 wooden sliding door and a further white wooden sliding door, central heating radiator and an internal door which leads into;

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

BEDROOM THREE

9'8" x 7'10" (2.97 x 2.40)



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

FAMILY BATHROOM

8'7" x 5'6" (2.63 x 1.69)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with mains taps over with a shower attachment, half tiled walls surrounding plus a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for parking for a couple of vehicles which allows access to the garage, further tarmac section with more space for parking, paved pathway which leads to the entrance door and down the right hand side of the property to a wooden pedestrian gate which allows access into the rear garden, porch over the entrance door and the rest is mainly lawn.

REAR



Accessed via the pathway from the front of the property through the gate or through the double doors in the kitchen/dining room where you will step out onto; paved patio with a wooden border with space for seating, space for a storage box, space for a wooden bar, outdoor light, perimeter fencing to all three sides and the rest is mainly artificial grass.



GARAGE

Accessed via a white up and over door and includes; power, lighting and it is a great space for storage.

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

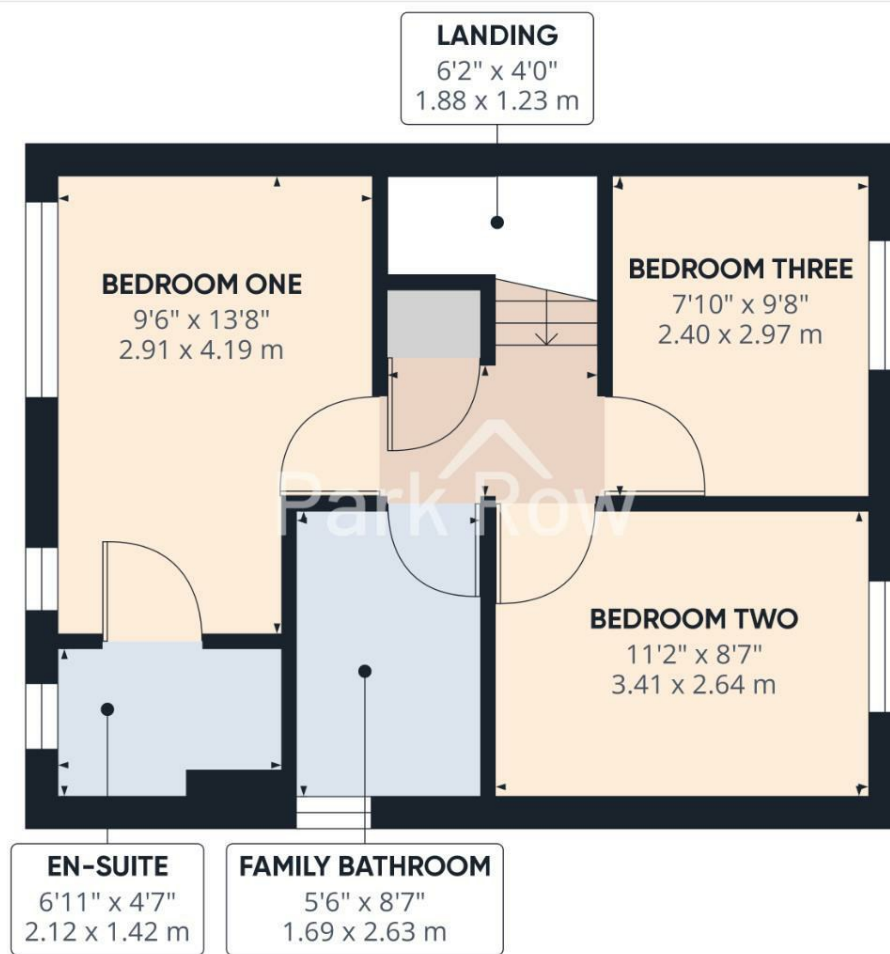
VIEWINGS



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.







Floor 1

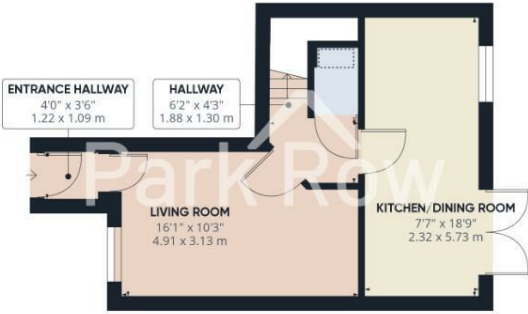
Park Row

Approximate total areaⁿ
408.83 ft²
37.98 m²

(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.

GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
794.13 ft²
73.78 m²

Reduced headroom
3.03 ft²
0.28 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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