

Park Row



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

Offers In Excess Of £300,000



****DETACHED HOUSE**THREE BEDROOMS**ENSUITE TO MASTER**DOWNSTAIRS W/C**ENCLOSED REAR GARDEN**GARAGE**IDEAL FAMILY HOME****

Welcome to this charming detached house located on Rochester Row in the picturesque village of Sherburn In Elmet, Leeds. This property boasts a spacious layout with one reception room, three bedrooms, and family bathroom and an ensuite to the master bedroom - perfect for a growing family or those who love to host guests.

One of the highlights of this property is the convenience of having parking ensuring you never have to worry about finding a spot on the street. Additionally, the garage provides extra storage space or a secure spot for your vehicle.

The downstairs w/c adds a touch of practicality to the home, making daily life a little easier. The enclosed garden offers a private outdoor space where you can relax, entertain, or simply enjoy some fresh air.

If you are looking for a peaceful retreat away from the hustle and bustle of the city, this detached house on Rochester Row is the perfect place to call home. Don't miss out on the opportunity to make this lovely property your own and enjoy the tranquillity of village life in Sherburn In Elmet.

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 double glazed door with two glass panels which leads into:

ENTRANCE HALLWAY

13'0" x 4'9" (3.97 x 1.45)

Double glazed window to the side elevation, central heating radiator, stairs with white wooden balustrades and spindles which leads to the first floor accommodation plus doors which lead into;

LOUNGE

12'1" x 12'9" (3.70 x 3.91)



Double glazed window to the front elevation, central heating radiator and broadband points.



DOWNSTAIRS W/C

5'3" x 3'0" (1.62 x 0.92)

Includes a white suite comprising: corner handbasin with chrome tap over, close coupled w/c and a central heating radiator.

KITCHEN/DINER

9'2" x 18'0" (2.81 x 5.50)



Double glazed window and double glazed double doors to the rear elevation, central heating radiator, wall and base units in a white gloss finish with stainless steel handles, square edge laminate worktop, single stainless steel drainer sink with chrome taps over, four ring gas hob with glass splashback and extractor over, built in electric oven, space and plumbing for washing machine, space for a freestanding fridge/freezer, space for dining table and chairs and an internal door which leads into;



UTILITY

5'4" x 7'6" (1.63 x 2.30)

Obscure glass double glazed door which leads to the side elevation, wall and base units to match the kitchen, square edge laminate worktop, boiler, space for a dryer and space and plumbing for a washing machine.

FIRST FLOOR ACCOMMODATION

LANDING

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

Double glazed window to the side elevation and internal doors which lead into;

BEDROOM ONE

10'7" x 11'11" (3.24 x 3.64)



Double glazed window to the front elevation, central heating radiator and grey wooden panelling to create a feature wall.

ENSUITE

5'9" x 5'11" (1.76 x 1.81)



Obscure double glazed window to the front elevation and includes a white suite comprising: square shower cubicle with mains shower and glass shower screen, pedestal handbasin with chrome tap over, close coupled w/c, fully tiled around the shower area and half tiled around the washbasin plus w/c, central heating radiator and an extractor fan to wall.

BEDROOM TWO

9'4" x 8'5" (2.87 x 2.57)



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

BEDROOM THREE

9'4" x 9'4" (2.87 x 2.85)



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

FAMILY BATHROOM

6'11" x 5'6" (2.12 x 1.69)



Obscure double glazed window to the side elevation and includes a white suite comprising: panel bath with chrome tap over, handbasin with chrome tap over and vanity unit beneath, close coupled w/c, half tiled around the bath, handbasin and w/c, central heating radiator and an extractor fan to side elevation wall.

EXTERIOR

FRONT



Paved footpath leads to the entrance door and further pathway leads down the side of the property giving access to the rear, the rest of the front is laid to lawn with lawned area to the side of the property.

REAR



Accessed via the pedestrian pathway down the side of the property or the double doors in the kitchen/diner where you will step out onto: as paved pathway which runs along the back of the property and down the side, the rest is mainly laid to lawn with herbaceous borders to one side, there is a mixed dwarf wall/fence perimeter to all sides and has an outside tap.



GARAGE

Tarmac driveway with space for parking leading to a detached garage with an up and over door, electrical charging point.

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: 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

RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

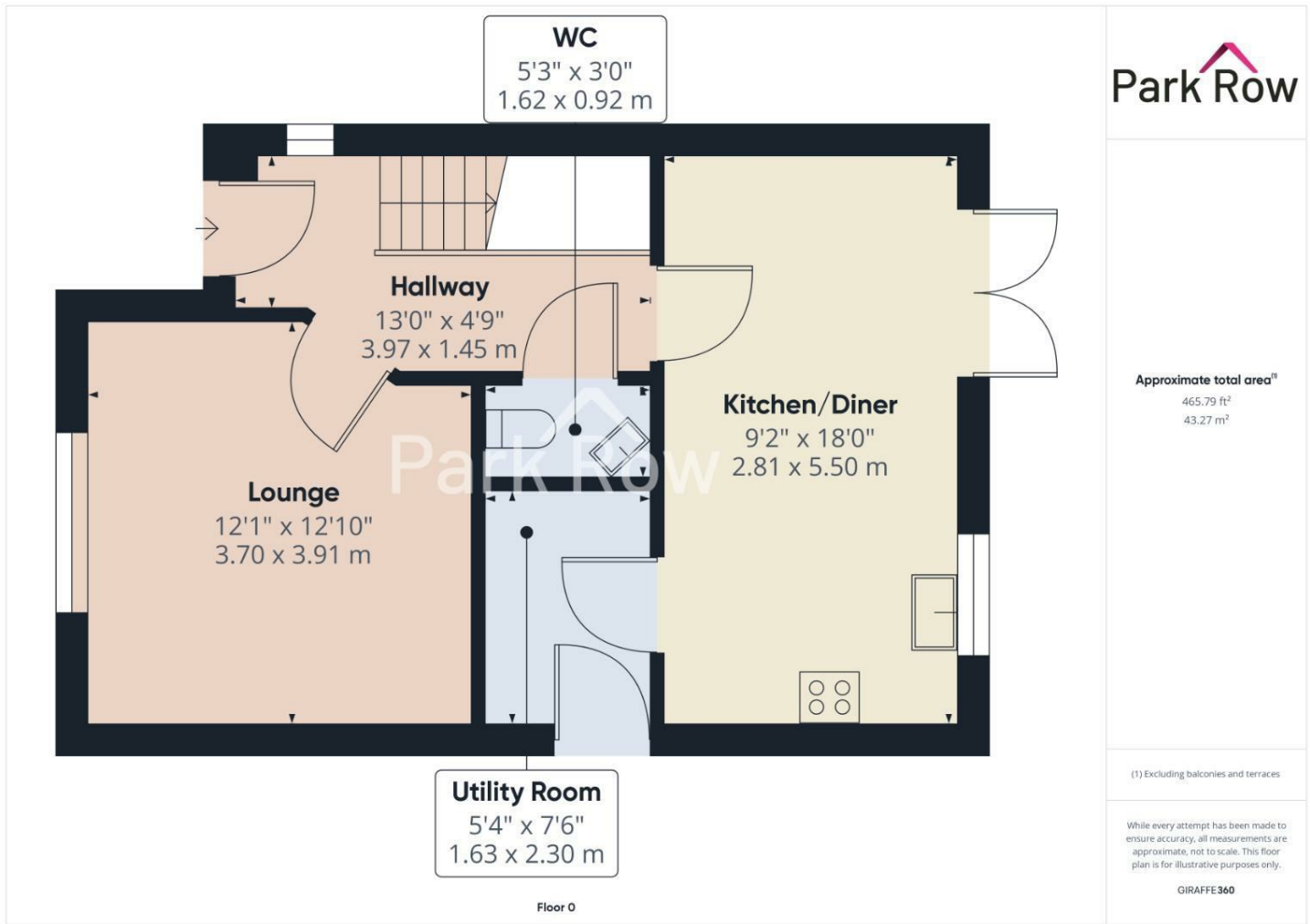
CASTLEFORD - 01977 558480

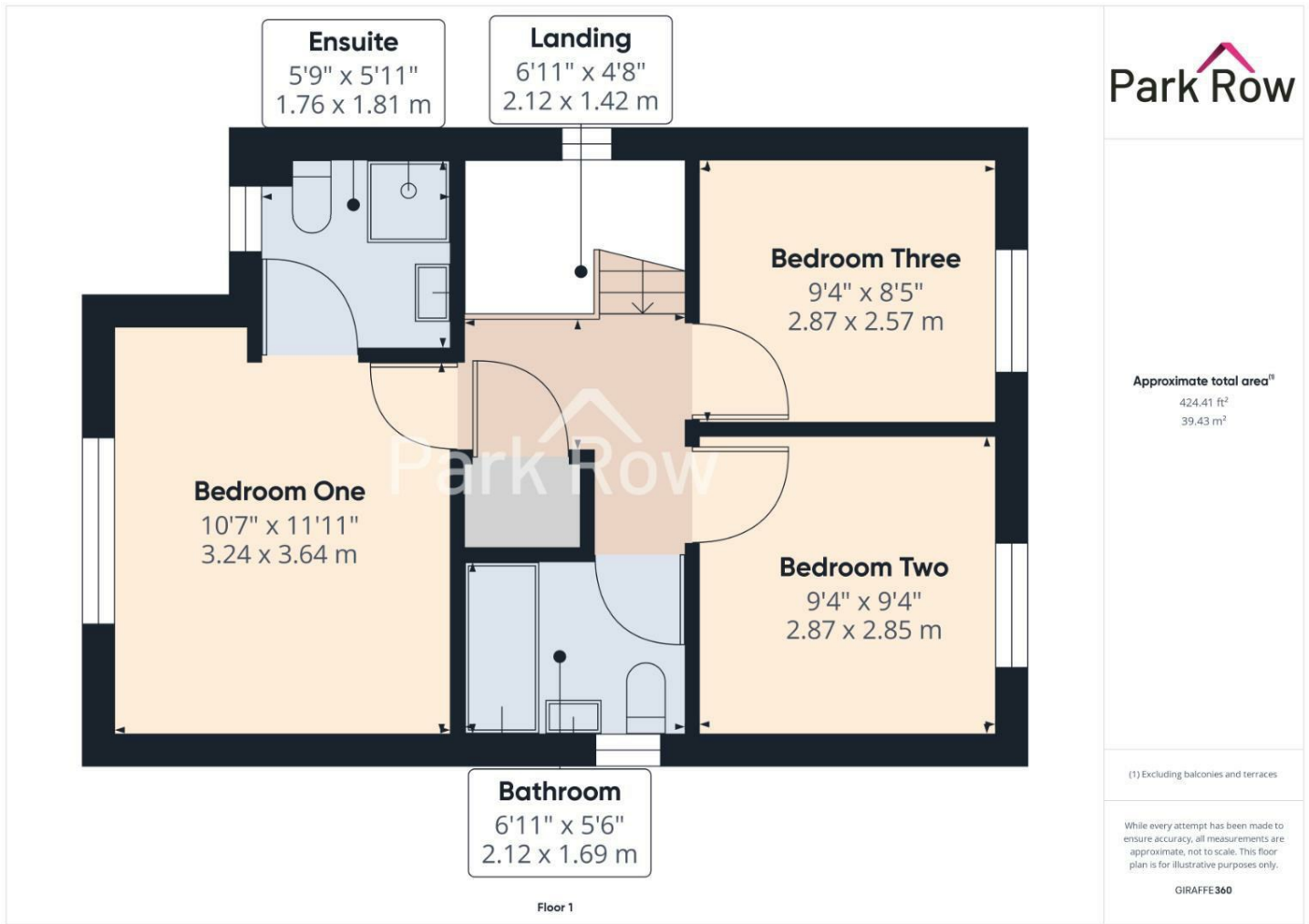
VIEWINGS

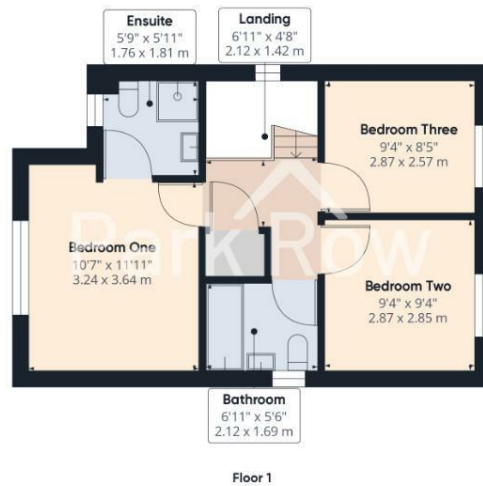
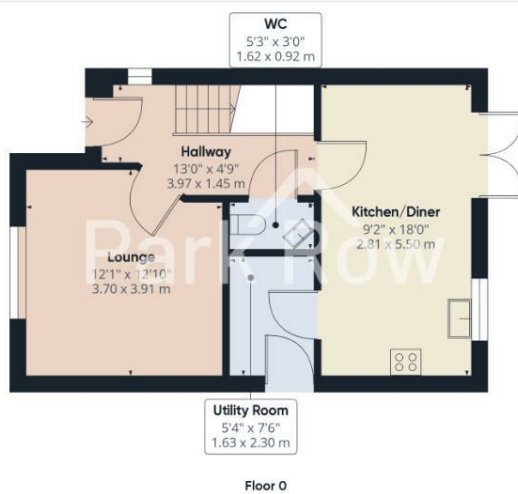
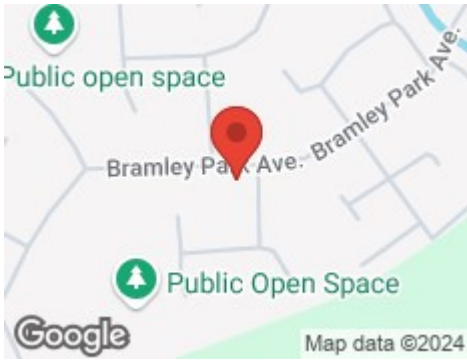
Strictly by appointment with the sole agents.

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.

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE







Park Row

Approximate total areaⁿ
890.2 ft²
82.7 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

T 01977 681122
W www.parkrow.co.uk

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

