

# Park Row



## Admiral Way, Sherburn in Elmet, Leeds, LS25 6GZ

Offers In Excess Of £425,000



**\*\*HIGH SPECIFICATION AND STUNNING THROUGHOUT\*\*FIVE BEDROOMS\*\*DETACHED HOUSE\*\*DOWNSTAIRS W.C\*\*KITCHEN/FAMILY AREA\*\*ENSUITE TO MASTER BEDROOM\*\*GARAGE\*\*PARKING\*\*ENCLOSED REAR GARDEN\*\***

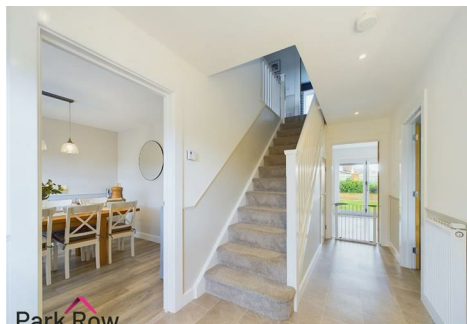
Nestled in the charming Admiral Way of Sherburn in Elmet, this detached house is a true gem waiting to be discovered. Boasting not one, but two reception rooms, this property offers ample space for entertaining guests or simply unwinding after a long day. With five generously sized bedrooms and two bathrooms, there is no shortage of room for the whole family to enjoy.

As you step inside, you'll be greeted by a high specification interior that is sure to impress even the most discerning buyer. The kitchen/family area is the heart of the home, perfect for creating culinary delights while catching up with loved ones. The downstairs W.C and utility room add a touch of convenience to everyday living.

The master bedroom comes complete with its own ensuite, providing a private sanctuary to relax and rejuvenate. With a garage and parking for multiple vehicles, you'll never have to worry about finding a spot for your car. The enclosed rear garden offers a tranquil outdoor space, ideal for enjoying a morning coffee or hosting summer barbecues.

This stunning detached house is a rare find, offering both style and functionality in one impressive package. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the magic of Admiral Way for yourself.

**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 FRIDAYS and until 1PM SATURDAYS!**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a blue composite door with a glass panel insert and storm porch over plus outside lighting which leads into:

### ENTRANCE HALLWAY

6'7" x 15'9" (2.01 x 4.81)



Stairs with white wooden balustrades and spindles which leads to the first floor accommodation, central heating radiator, spotlights to the ceiling, open doorway leads into dining room, door which leads into storage cupboard and has further internal doors which lead into:



## DINING ROOM

10'8" x 9'3" (3.27 x 2.83)



Double glazed bay window to the front elevation, central heating radiator and includes a panelled feature wall.



## LOUNGE

9'10" x 19'0" (3.02 x 5.80)



Double glazed bay window to the front elevation, panelled feature wall, central heating radiator, decorative fire set within a black matt hearth and wooden surround plus electric points for a wall mounted television.



## KITCHEN/FAMILY AREA

28'1" x 10'4" (8.58 x 3.15)



Double glazed window to the rear elevation, central heating radiator, wall and base units in a modern white shaker style finish with antique style handles and knobs, roll edge worktops, built in double electric oven, integral fridge/freezer, integral dishwasher, one and a half white drainer sink with pull out spray mixer tap over, breakfast bar area with space for seating with a built in four ring induction hob and downlighters, spotlights to the ceiling. double glazed double bi-fold doors to the seating area which leads into the rear garden, central heating radiator, spotlights to the ceiling, electric points for a television and an open doorway which leads into:





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



Composite door with a double glazed obscure insert which leads to the side elevation, wall and base units to match the kitchen with tiled splashback, space for a wine cooler, space and plumbing for a washing machine, central heating radiator, spotlights to the ceiling and a door which leads into:



## DOWNSTAIRS W/C

3'6" x 6'3" (1.08 x 1.91)



Includes a white suite comprising: closed coupled w/c, handbasin with chrome tap over with tiled splashback plus a chrome heated towel radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

10'8" x 7'2" (3.26 x 2.20)

Loft access, spotlights to the ceiling, central heating radiator, door which leads into storage cupboard and further internal doors which lead into;

### BEDROOM ONE

10'0" x 12'10" (3.05 x 3.92)



Double glazed window to the front elevation, central heating radiator, spotlights to the ceiling, featured panelled wall and a door which leads into:



### ENSUITE

6'6" x 6'5" (1.99 x 1.97)



Obscure double glazed window to the front elevation and includes a white suite comprising: fully tiled shower cubicle with mains shower and glass shower screen, close coupled w/c, handbasin with chrome tap over, half tiled walls plus spotlights to the ceiling.



**BEDROOM TWO**  
10'9" x 9'3" (3.29 x 2.82)



Double glazed window to the front elevation, central heating radiator and spotlights to the ceiling.

**BEDROOM THREE**  
9'5" x 13'6" (2.88 x 4.14)



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

**BEDROOM FOUR**  
7'2" x 11'1" (2.19 x 3.39)



Double glazed window to the rear elevation, central heating radiator and half pannelled walls.



**BEDROOM FIVE**  
10'11" x 7'6" (3.33 x 2.29)



Currently being used as an office and includes; double glazed window with wooden shutters to the rear elevation, central heating radiator, spotlights to the ceiling and electric points for a television.

**FAMILY BATHROOM**  
7'1" x 5'5" (2.17 x 1.66)



Includes a white suite comprising: panel bath with chrome tap over and mains shower above with glass shower screen, pedestal handbasin with chrome tap over, close coupled w/c, chrome heated towel rail, spotlights to the ceiling and is fully tiled around the bath area and half tiled around the handbasin and w/c.

**EXTERIOR**  
**FRONT**



To the front of the property there is a tarmac driveway with space for parking for multiple vehicles which leads to a detached garage and to a wooden pedestrian access gate which leads to the rear garden and also to the door which leads into the utility room, paved footpath which leads to the front entrance door, the rest is mainly laid to lawn with herbaceous borders plus external electrical sockets,



## REAR



Gorgeous landscaped garden which is accessed via the pedestrian door in the garage, the pedestrian gate down the side of the property or the double bi fold doors in the kitchen/family area where you will step out onto: a paved area which runs along the back of the property and down one side with space for seating, a lovely paved area with a pergola above and there is space for table and chairs, raised borders at the rear of the garden, some filled with gravel and further raised beds filled with bushes, shrubs and flowers, there is a mixed dwarf wall/fence perimeter to all sides, outside tap, outside lighting, a door which leads into the garage and the rest is mainly lawn.







### **GARAGE**

Accessed via an up and over door and includes; power, lighting, external power sockets and a double glazed pedestrian door which leads into the rear garden.

### **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

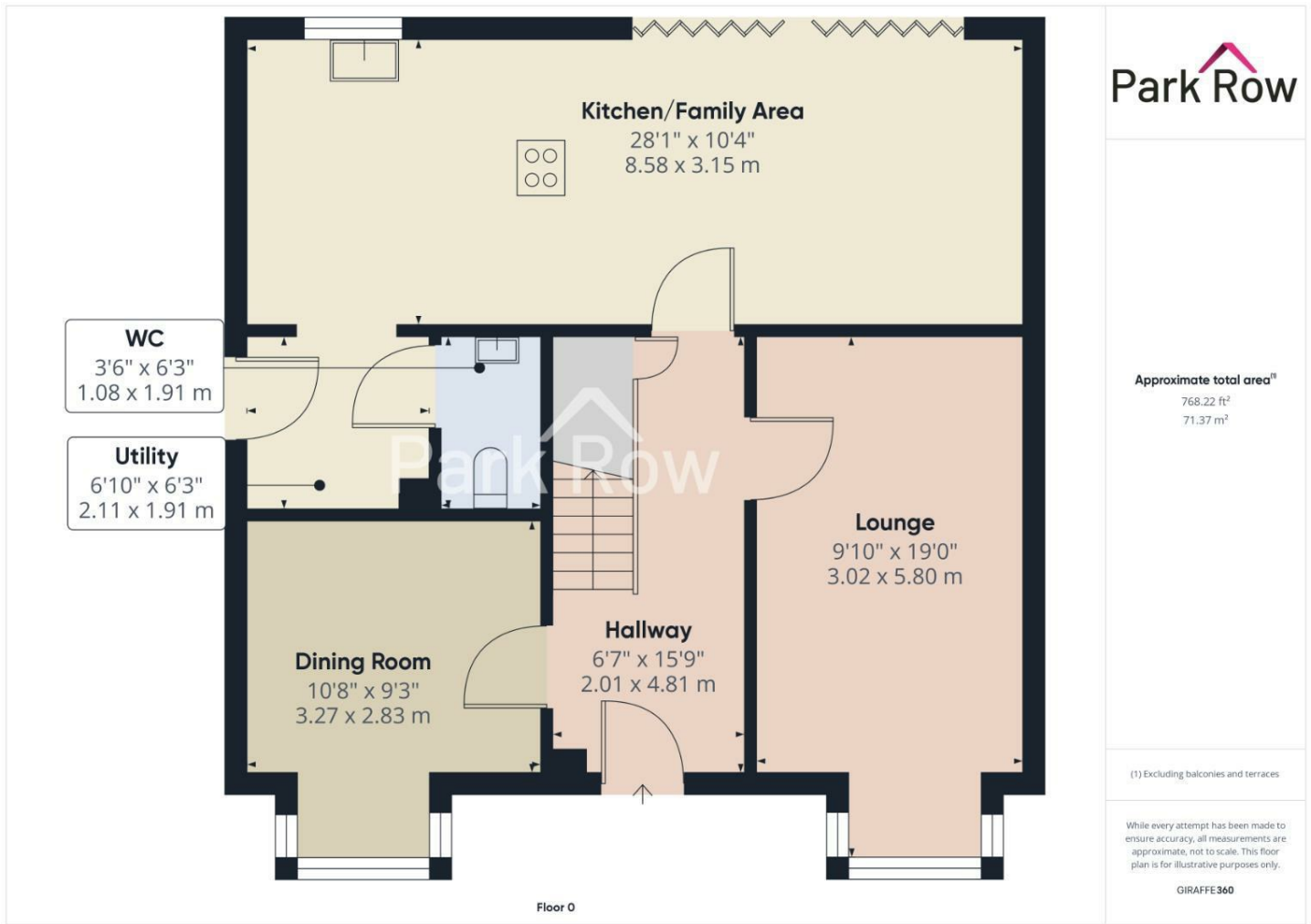
PONTEFRACT - 01977 791133

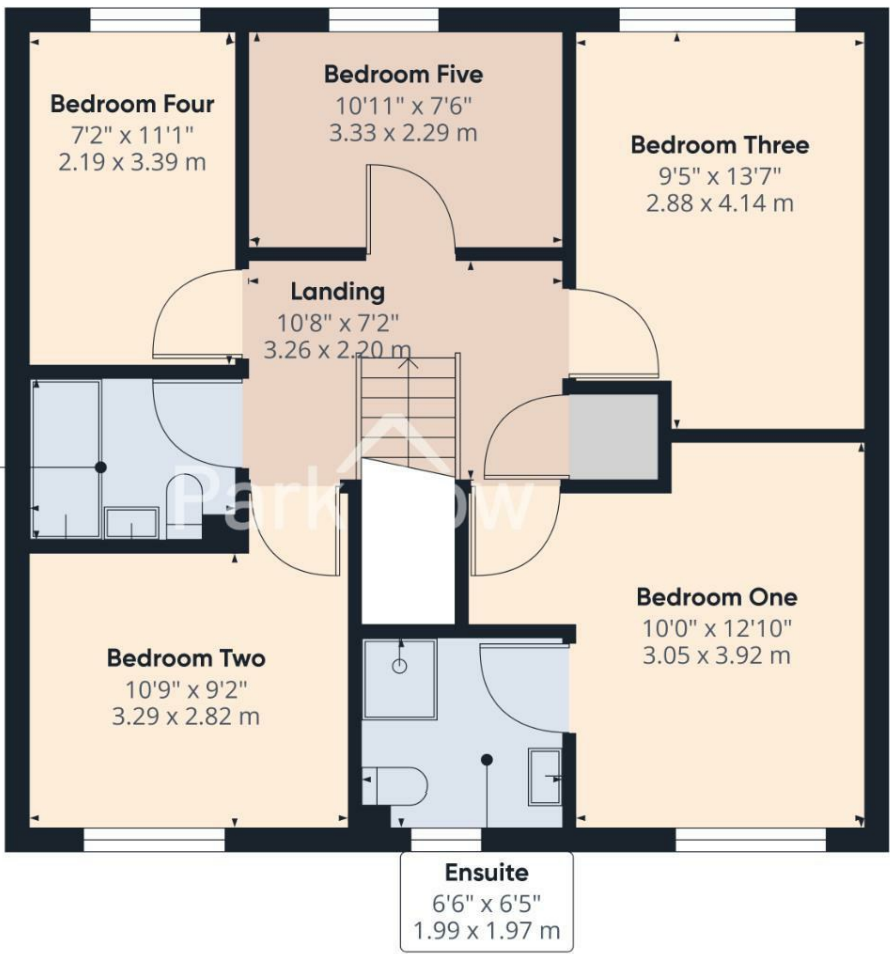
CASTLEFORD - 01977 558480

### **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.





  
**Park Row**

Approximate total area<sup>(1)</sup>  
686.25 ft<sup>2</sup>  
63.75 m<sup>2</sup>

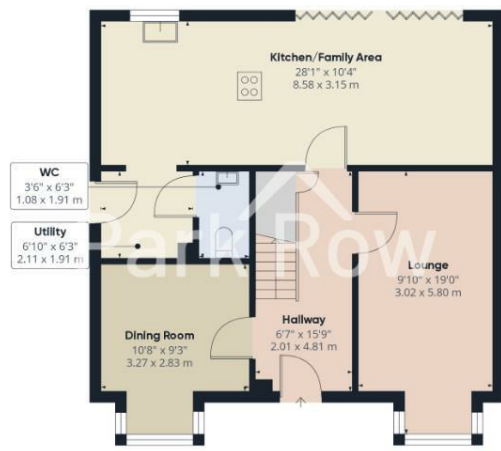
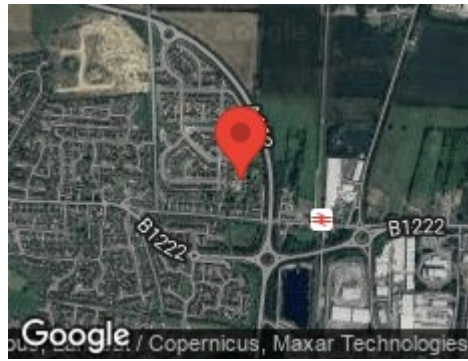
(1) Excluding balconies and terraces

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

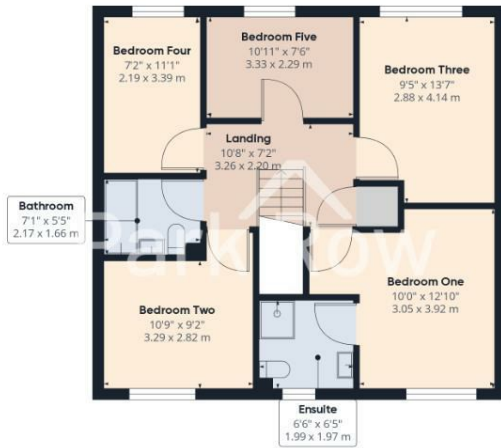
GIRAFFE360

Floor 1





Floor 0



Floor 1

**Park Row**

Approximate total area<sup>n</sup>  
1454.47 ft<sup>2</sup>  
135.12 m<sup>2</sup>

(1) Excluding balconies and terraces

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