

Park Row



The Fairway, Sherburn In Elmet, Leeds, LS25 6LN

£250,000



****DETACHED PROPERTY**THREE BEDROOMS**GARDENS TO THE FRONT AND REAR**DETACHED GARAGE**OFF STREET PARKING**GREAT LOCATION FOR FAMILIES**LOTS OF POTENTIAL**NO UPWARD CHAIN**IN NEED OF MODERNISATION****

Nestled in the charming area of Sherburn In Elmet, Leeds, this detached house on The Fairway offers a wonderful opportunity for those seeking a family-friendly home. Boasting a reception room, three bedrooms, and a bathroom, this property provides ample space for comfortable living.

One of the standout features of this property is the generous parking space for two vehicles, along with a garage, ensuring convenience for homeowners with multiple vehicles or in need of extra storage space. The gardens at the front and back of the house are a nature lover's delight, adorned with beautiful trees and bushes, creating a serene and picturesque setting.

While the property may require some modernisation, this presents an exciting chance for the new owners to put their personal touch on the house and tailor it to their preferences. The spacious open plan lounge and dining room is perfect for entertaining guests or simply relaxing with the family, with the added bonus of direct access to the rear garden, ideal for enjoying outdoor activities during warmer months.

Overall, this property on The Fairway is a fantastic opportunity for those looking to create their dream family home in a lovely location with great potential. Don't miss out on the chance to transform this house into your own personal sanctuary.

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 sage green composite door with two rectangular obscure inserts plus a semi-circle obscure insert above, storm porch over and outside courtesy light which leads into;

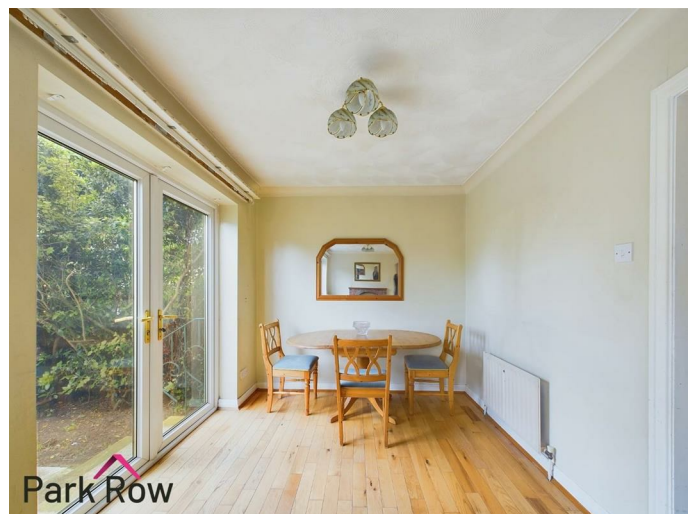
ENTRANCE HALLWAY

Stairs which lead up to the first floor accommodation, central heating radiator and internal doors which lead into;

LOUNGE/DINING



Double glazed window to the rear elevation, fire set within a brick built fireplace with a tiled hearth and two further brick built shelving areas either side, two central heating radiators, double glazed double doors which lead out to the rear garden and doorway which leads into;



KITCHEN



Double glazed window to the front elevation, wooden shaker-style wall and base units with a roll edge laminate worktop above, space and plumbing for a washing machine, space for undercounter fridge, built in electric oven, four ring gas hob with an extractor fan over, tiled splashback, single stainless steel drainer sink with chrome taps over, tiled flooring and a uPVC door with a obscure/stainless glass insert which leads out to the side of the property.



FIRST FLOOR ACCOMMODATION

LANDING

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

BEDROOM ONE



Double glazed window to the front elevation, central heating radiator and built in white wooden wardrobes and set of drawers.

BEDROOM TWO



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

BEDROOM THREE



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

FAMILY BATHROOM



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, panel bath with chrome taps over plus a mains shower above with a glass shower screen, pedestal hand basin with chrome taps over, fully tiled floor to ceiling with a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is paved driveway with space for a vehicle, steps up to a wooden decked area with railing surrounding which leads to the entrance door and down the side of the property, decorative stone filled area, perimeter hedging to the front and to the right hand side, further perimeter hedging with trees to the left hand side, paved pathway which leads to the garage, the rest is mainly laid to lawn.

SIDE

The side of the property is mainly paved with a small section of lawn which includes; access into the garage and a pedestrian gate which leads through to the rear garden.

GARAGE

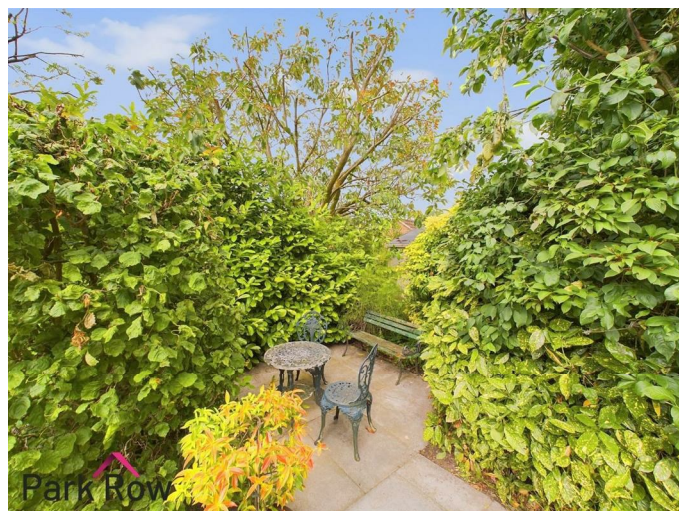
Accessed via the side/rear via a white up and over door and includes; power, lighting window to the side elevation and is a great space for storage.

REAR



Accessed via the gate at the side of the property or through the double doors in the lounge/dining where you will step out

onto; steps down to a paved pathway which leads down the garden to a paved patio area with space for seating, borders surrounding the full garden filled with mature bushes and trees creating a feel of privacy, perimeter wooden fencing to all the sides and the rest is mainly lawn.



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.

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.

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.

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

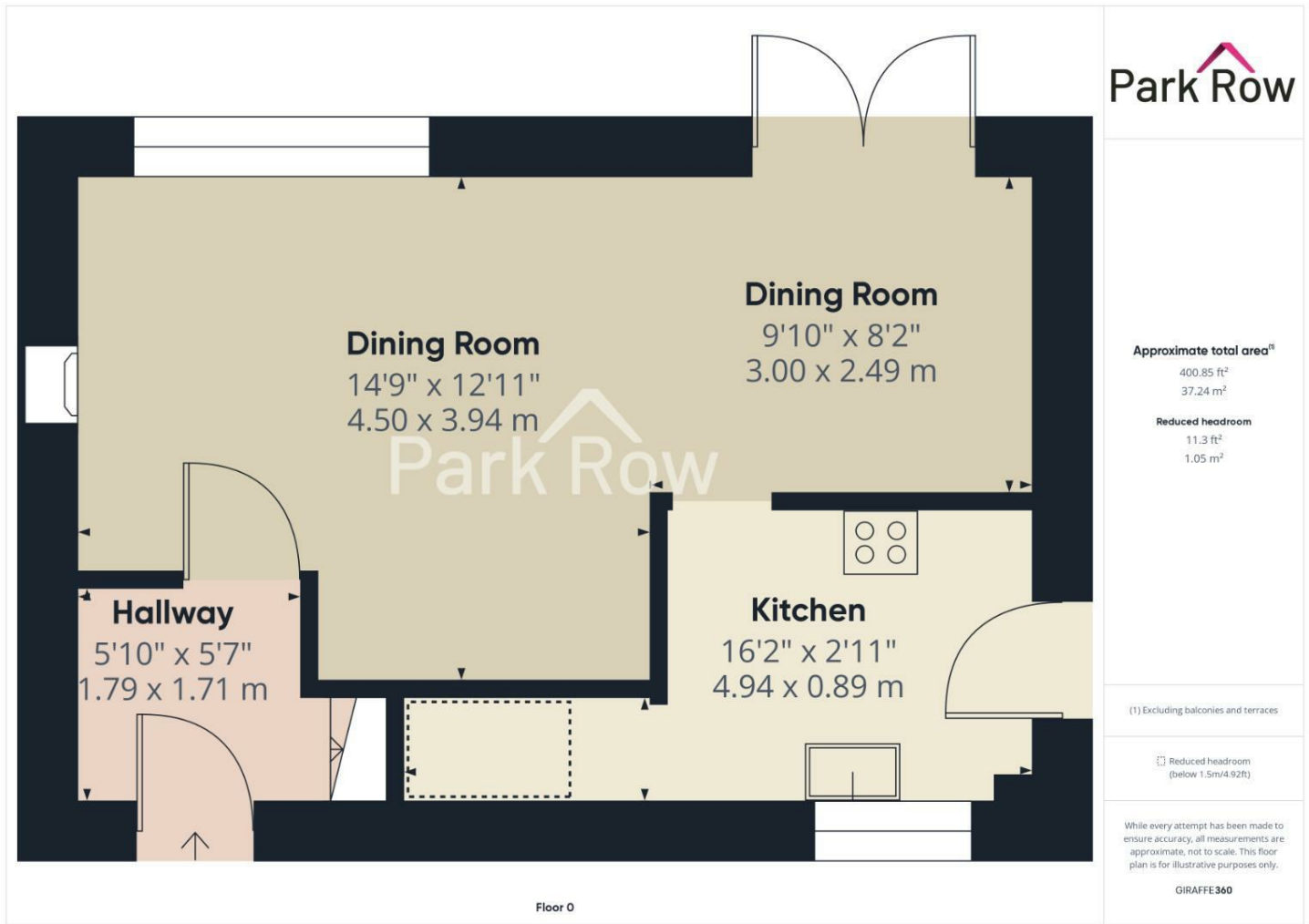
PONTEFRACT - 01977 791133

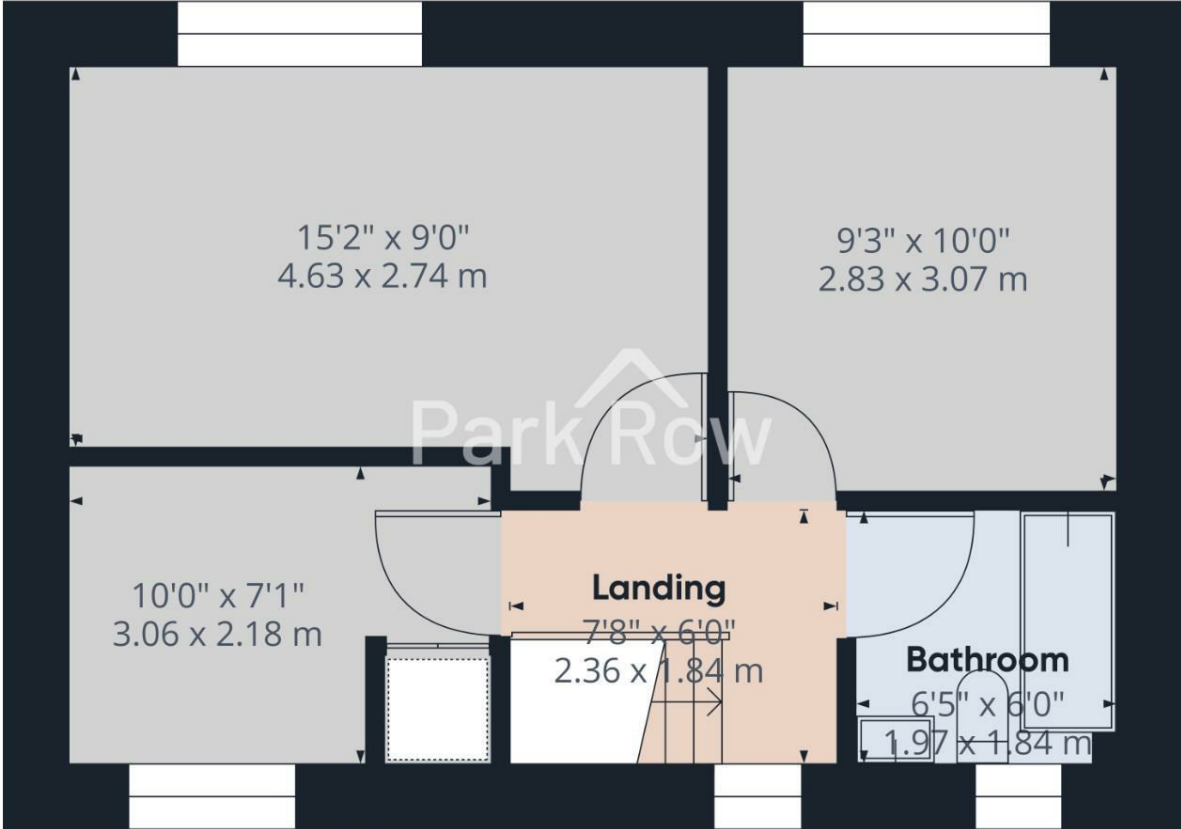
CASTLEFORD - 01977 558480

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⁽¹⁾

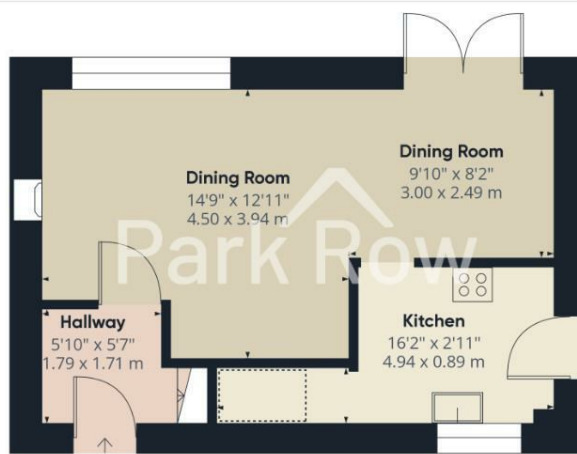
381.04 ft²
35.4 m²

(1) Excluding balconies and terraces

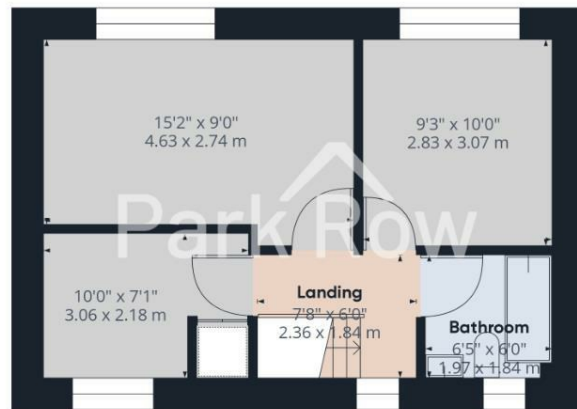
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Floor 1



Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾

781.89 ft²
72.64 m²

Reduced headroom

11.3 ft²
1.05 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

T 01977 681122
W www.parkrow.co.uk

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

