

...Your proactive estate agent



Kirkgate Mews, Sherburn In Elmet, Leeds, LS25 6FE
Offers In Excess Of £350,000



****DETACHED HOME**THREE BEDROOMS**DETACHED GARAGE**DRIVEWAY**GARDENS TO THE REAR AND THE SIDE**DOWNSTAIRS W/C**EN-SUITE TO BEDROOM ONE**OPEN PLAN KITCHEN/DINING****

Nestled in the charming village of Sherburn In Elmet and setback in a secluded location, Leeds, lies this delightful and substantial detached house at Kirkgate Mews. As you step inside, you are greeted by a warm and inviting atmosphere with a spacious lounge perfect for entertaining guests.

This lovely property boasts three bedrooms, ideal for a growing family or those in need of extra space. The two well-appointed bathrooms, including an en-suite in the master bedroom, provide convenience and comfort for all residents.

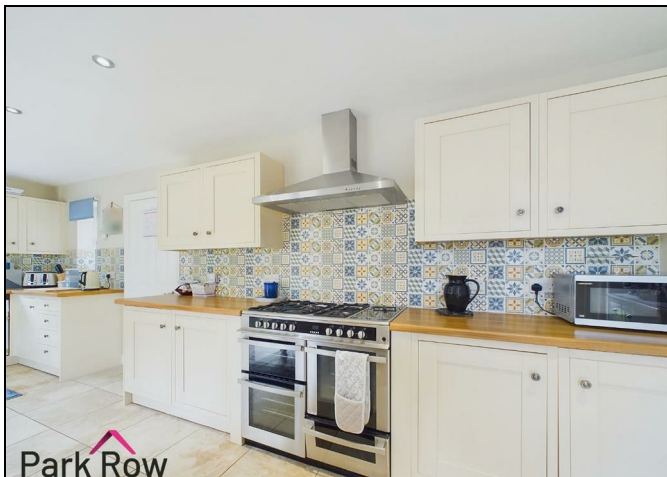
One of the standout features of this home is the beautiful open plan kitchen and dining area, a hub for creating culinary delights and sharing meals with loved ones. The seamless flow from the kitchen to the rear garden makes al fresco dining a breeze during the warmer months.

Situated at the end of the mews, this detached property offers a sense of privacy and tranquillity. With off-street parking for multiple vehicles and a detached garage, parking will never be an issue for you or your guests. The gardens surrounding the property, both to the side and rear, provide a peaceful retreat where you can relax and unwind.

In addition to the en-suite in the master bedroom, there is also a downstairs w/c for added convenience. This home truly offers a perfect blend of comfort, style, and practicality.

Don't miss the opportunity to make this charming detached house your new home sweet home in the heart of 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 FRIDAYS and until 1PM SATURDAYS!



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with two obscure double glazed windows inside which leads into;

ENTRANCE HALLWAY

2.06 x 1.01 (6'9" x 3'3")

Tiled flooring, a door which leads into an under-stairs storage cupboard, central heating radiator and internal doors which lead into;

DOWNSTAIRS W/C

1.56 x 0.94 (5'1" x 3'1")

Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, hand basin with chrome taps over set within a white gloss unit with storage, tiled splashback and a central heating radiator.



LOUNGE

5.62 x 4.13 (18'5" x 13'6")

Four double glazed windows which includes one to the

front and the rear plus two to the side elevation, broadband points, two central heating radiators and stairs which lead up to the first floor accommodation with white wooden balustrades and spindles,



KITCHEN/DINER

7.04 x 3.44 (23'1" x 11'3")

Two double glazed windows to the side and front elevation, cream shaker-style wall and base units surrounding with wood effect roll-edge laminate worktops, white one and a half drainer sink with chrome taps over, tiled splashback surrounding the units, space and plumbing for a washing machine, integral dishwasher, integral fridge/freezer, space

for a freestanding cooker with an extractor fan over, central heating radiator, tiled flooring and two double glazed doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

3.71 x 2.12 (12'2" x 6'11")

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

BEDROOM ONE

4.55 x 3.43 (14'11" x 11'3")

Two double glazed windows to the front and the side elevation, central heating radiator and an internal door which leads into;





ENSUITE

2.40 x 1.52 (7'10" x 4'11")

Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, fully tiled corner mains shower with a glass shower screen, hand basin with chrome taps over set within a white wooden unit with storage plus a chrome towel radiator.



Park Row

BEDROOM TWO

3.35m x 3.48m (11'0" x 11'5")

Double glazed window to the front elevation, central heating radiator and built in wardrobes with mirrored doors.



Park Row



Park Row

BEDROOM THREE

4.34 x 2.35 (14'2" x 7'8")

Double glazed window to the rear elevation, central heating radiator and a cupboard door which leads into an over-stairs storage cupboard.

FAMILY BATHROOM

3.13 x 2.35 (10'3" x 7'8")

Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, panel bath with chrome taps over and tiled splashback, fully tiled corner mains shower with a glass shower screen, chrome towel radiator and a hand basin set within a wood-effect unit with ample cupboards for storage and tiled splashback.



Park Row

EXTERIOR

FRONT

To the front of the property there is a tarmac driveway with space for three vehicles which is accessed via a shared driveway, access to the detached garage, paved ramp which leads up to the entrance door, paved pathway which leads

to the side of the property plus there is also access into the rear garden.



SIDE

To the right hand side of the property there is paved pathway which leads to a pedestrian gate which allows access into the rear garden, borders surrounding filled with mature hedges and trees, perimeter wooden fencing and the rest is mainly decorative stones.



REAR

Accessed via the gate at the side of the property, the driveway from the front or through both double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, paved pathway which leads to the door in the garage, built in wooden planters surrounding filled with plants plus a built in seating area, perimeter wooden fencing to all three sides and the rest is mainly lawn.





DETACHED GARAGE

Accessed via the driveway or through the door from the rear garden and includes; power, lighting and a composite door with two double glazed obscure inserts which leads out to the rear garden.

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

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

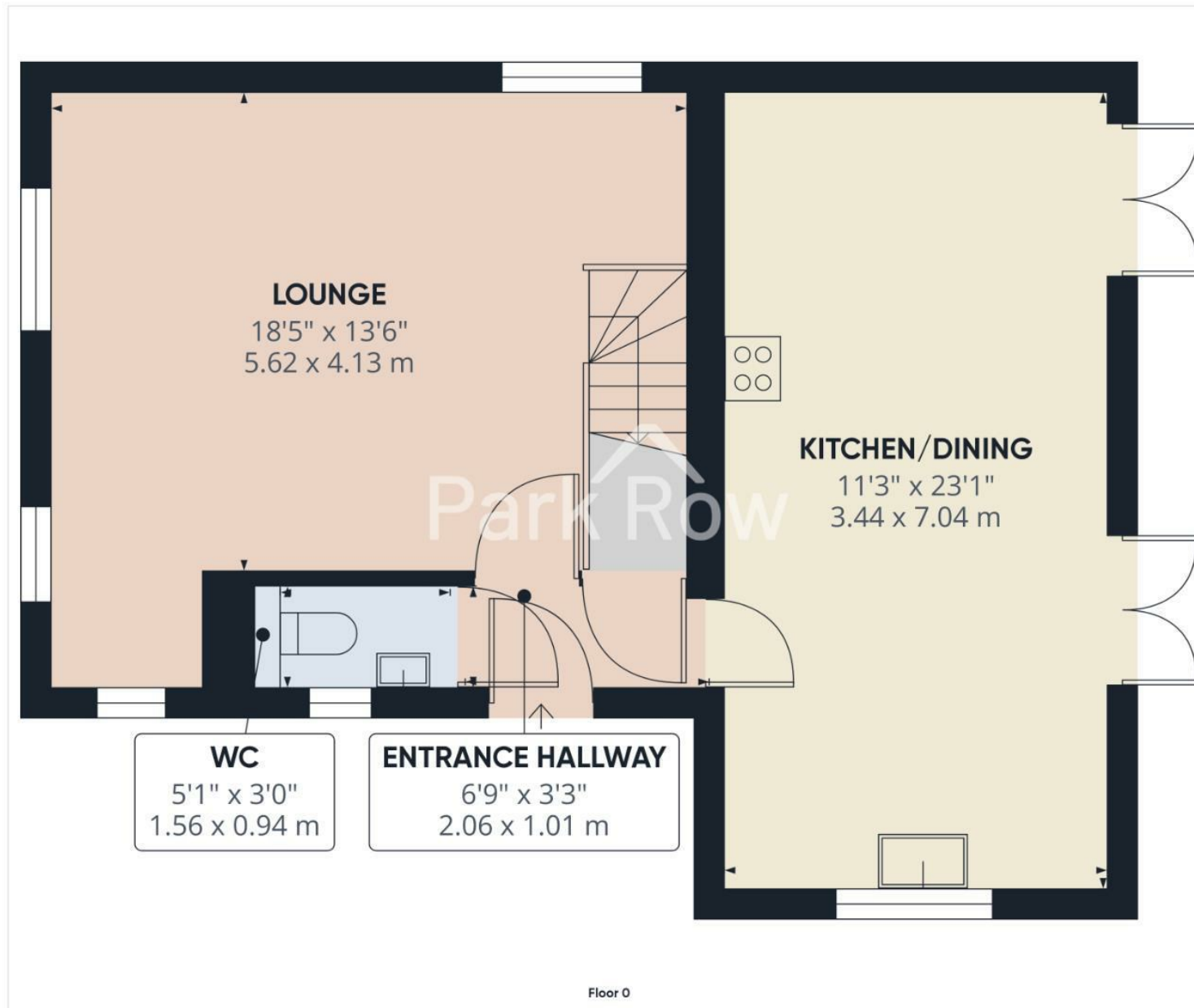
CASTLEFORD - 01977 558480

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⁾
576.93 ft²
53.6 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.

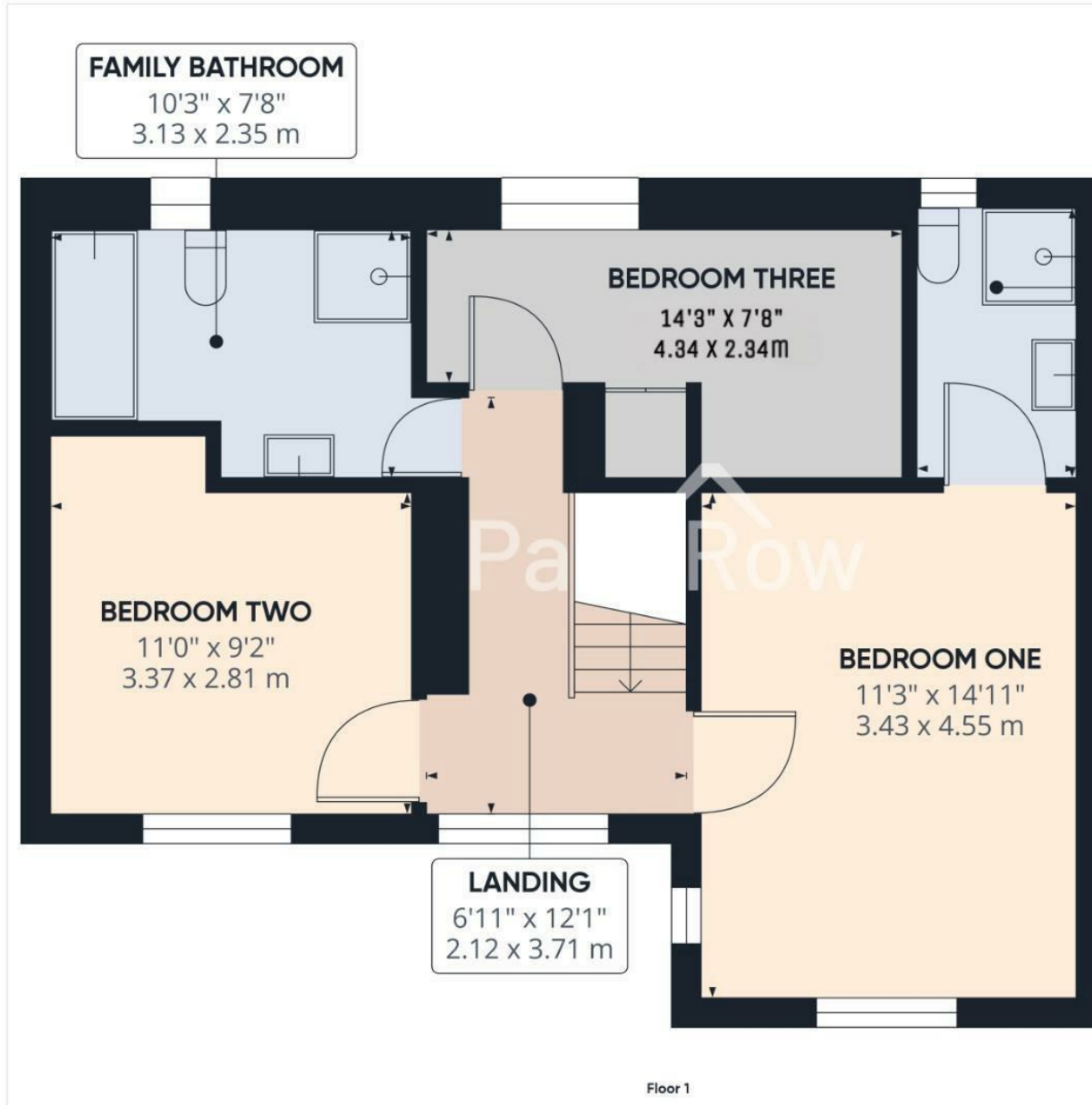
GIRAFFE360

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W www.parkrow.co.uk

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





Approximate total area⁽¹⁾
540.16 ft²
50.18 m²

(1) Excluding balconies and terraces

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