

# Park Row



## Kirkgate Mews, Sherburn In Elmet, Leeds, LS25 6FE

Offers In Excess Of £200,000



**\*\*SEMI-DETACHED\*\*TWO BEDROOMS\*\*ALLOCATED PARKING\*\*GARDENS TO THE FRONT AND REAR\*\*DOWNSTAIRS W/C\*\*PERFECT FOR FRIST TIME BUYERS\*\***Nestled in the charming Kirkgate Mews of Sherburn In Elmet, Leeds, this delightful semi-detached house is a perfect gem for first-time buyers. Boasting two cosy bedrooms, a modern bathroom, and a convenient downstairs w/c, this property offers comfort and functionality in equal measure.

One of the standout features of this lovely home is the inviting kitchen/dining room, where you can enjoy a peaceful meal. The double doors leading out to the south facing rear garden add a touch of elegance and provide a seamless indoor-outdoor living experience.

Convenience is key with private off-street parking for one car, accessed through the rear garden, ensuring you never have to worry about finding a spot after a long day. Two further shared parking spaces are available on the private drive. The front and rear gardens offer a tranquil retreat, perfect for relaxing in the sunshine or indulging your green thumb with some gardening. An attractive old stone wall border to two sides of the garden.

Whether you're looking to step onto the property ladder or seeking a cosy abode to call your own, this semi-detached house in Kirkgate Mews is a wonderful opportunity not to be missed. Don't let this chance slip away to own a piece of serenity in this vibrant neighbourhood.

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 via a composite door with obscure double glazed windows which leads into;

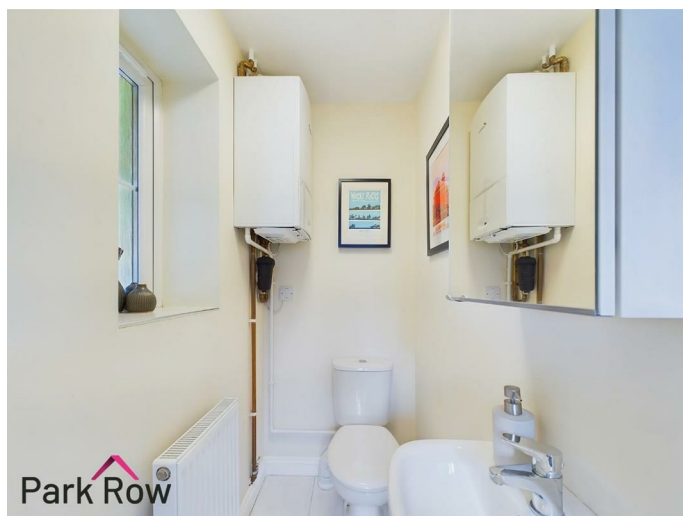
### ENTRANCE HALLWAY

5'1" x 4'11" (1.57 x 1.52)

Double glazed window to the side elevation, door which leads into a handy under stairs storage cupboard and internal doors which leads into;

### DOWNSTAIRS W/C

4'11" x 3'1" (1.50 x 0.95)



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, central heating radiator and a mirrored wall unit with storage.

### LOUNGE

14'11" x 12'5" (4.55 x 3.81)



Double glazed window to the front elevation, stairs which

lead up to the first floor accommodation, central heating radiator and an internal door which leads into;





## KITCHEN/DINING

14'1" x 6'11" (4.31 x 2.13)



Double glazed window to the rear elevation, white shaker-style wall and base units, roll-edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, built in electric oven, space and plumbing for a washing machine, space for a freestanding fridge/freezer, tiled flooring, central heating radiator and double glazed double doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

## LANDING

Loft access and internal doors which lead into;

## BEDROOM ONE

12'4" x 11'6" (3.78 x 3.53)



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



## BEDROOM TWO

12'3" x 6'11" (3.74 x 2.13)



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

## FAMILY BATHROOM

10'2" x 5'1" (3.11 x 1.55)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, hand basin set within a white wooden unit with multiple cupboards for storage, chrome towel radiator and fully tiled floor to ceiling.

## EXTERIOR



## FRONT



Accessed via a wooden pedestrian gate which leads to a paved pathway to the front entrance and down the side of the property to the rear garden. A wooden gate leads to the rear garden. There is a decorative stone area with a wooden shed for storage stone wall to one side, wooden fencing to the front and the rest is mainly lawn.

## REAR



Accessed via both gates at the side and rear of the property or through the double doors in the kitchen where you will step out onto a paved area with space for seating with a pathway which leads to the bottom of the garden. A stone wall to the left hand side and bottom with perimeter fencing to the right, the rest of the garden is laid to lawn. Access to private parking space through the gate.



## 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.

## 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 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.

### 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.

### TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: B

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.

### 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.

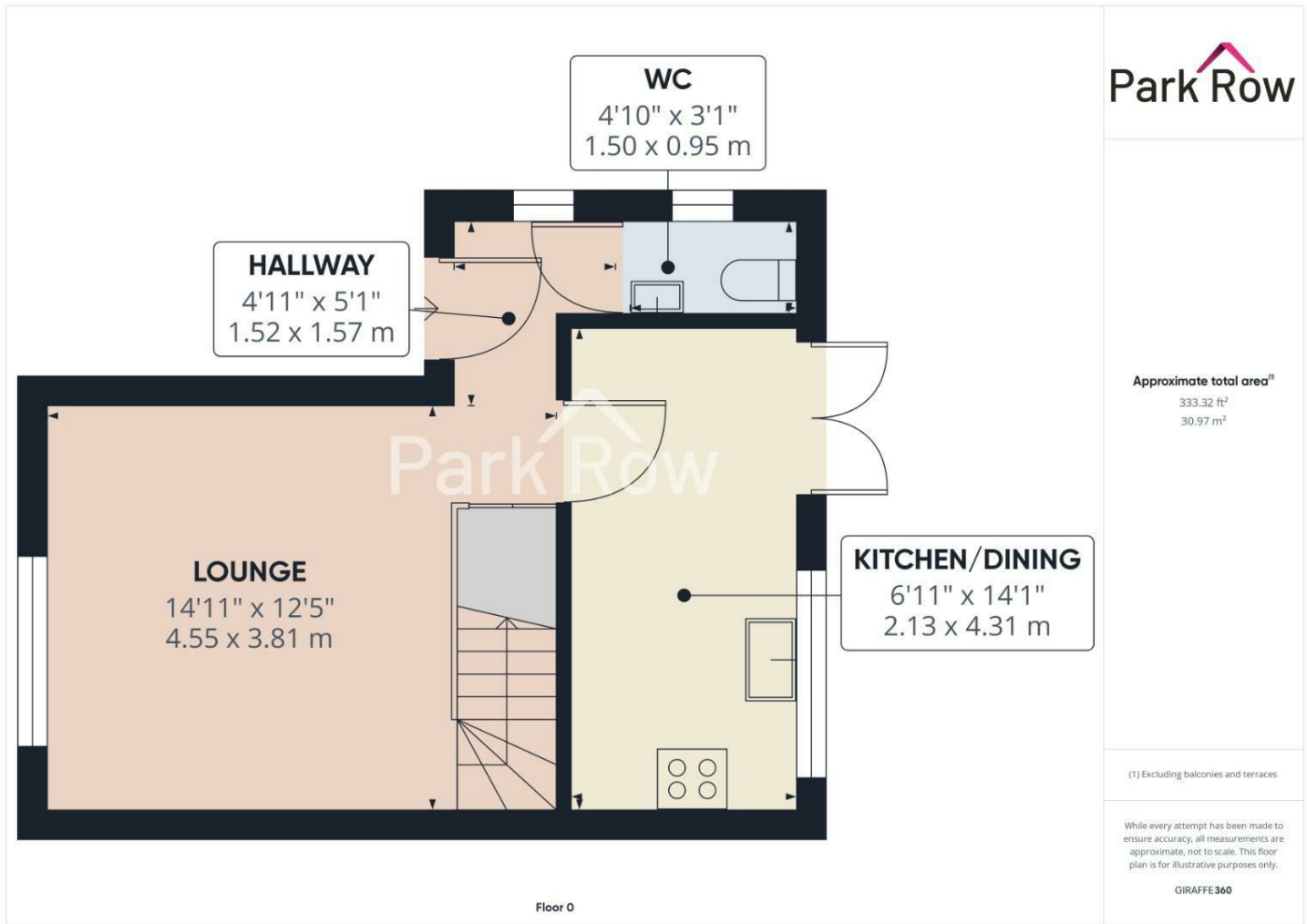
### OPENING HOURS

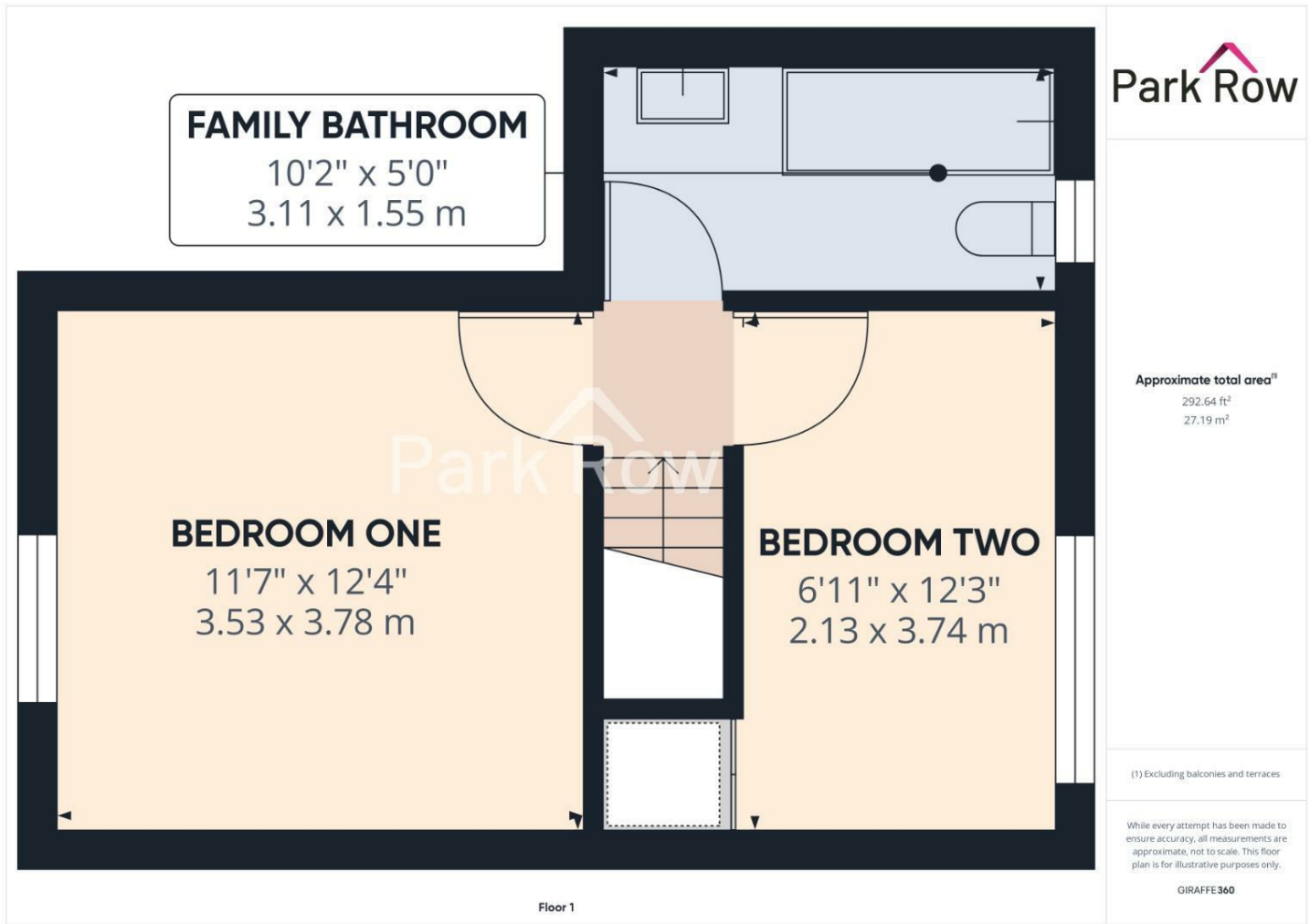
CALLS ANSWERED :  
Mon, Tues, Wed & Thurs - 9.00am to 5.30pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 1.00pm  
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

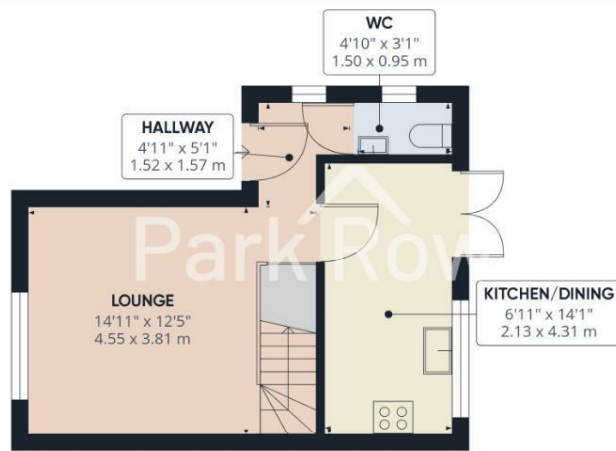
SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480









Floor 0



Floor 1

**Park Row**

Approximate total area<sup>n</sup>  
625.96 ft<sup>2</sup>  
58.15 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.

GIRAFFE 360

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