

# Park Row



## Croftway, Sherburn In Elmet, Leeds, LS25 6BW

Offers In The Region Of £600,000



**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*PARKING FOR MULTIPLE VEHICLES\*\*ENCLOSED REAR GARDEN\*\*DOUBLE INTEGRAL GARAGE\*\*CONSERVATORY\*\*STUNNING BATHROOMS\*\*DOWNSTAIRS W.C\*\*UTILITY ROOM\*\*FEATURE OPEN STAIRCASE\*\* NO UPWARD CHAIN\*\***

Nestled in the charming village of Sherburn In Elmet, Leeds, this stunning detached family home on Croftway is a true gem waiting to be discovered. Boasting four bedrooms, two reception rooms, and two bathrooms, this property offers ample space for a growing family.

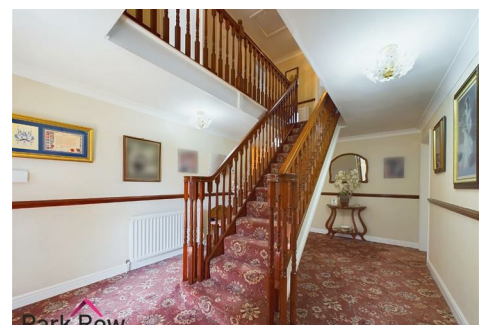
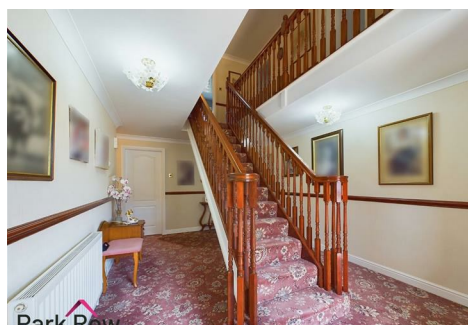
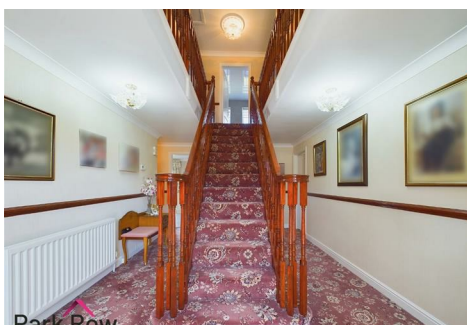
One of the standout features of this property is the parking arrangement - with space for up to 7 vehicles, parking will never be an issue when hosting gatherings or welcoming guests. Additionally, the integral double garage provides even more convenience for those in need of extra storage space.

As you step inside, you'll be greeted by a beautiful conservatory that seamlessly connects the indoor and outdoor spaces, offering a tranquil spot to relax and unwind. The en-suite in bedroom one adds a touch of luxury, while the downstairs w/c provides practicality for everyday living.

The property's stunning feature staircase with a gallery landing is sure to impress, adding a touch of elegance to the home. And let's not forget the beautiful enclosed rear garden, perfect for enjoying a morning coffee or hosting summer barbecues with family and friends.

If you're in search of a spacious family home with ample parking, modern amenities, and a touch of luxury, look no further than this delightful property on Croftway. Book a viewing today and envision the endless possibilities this home has to offer.

**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

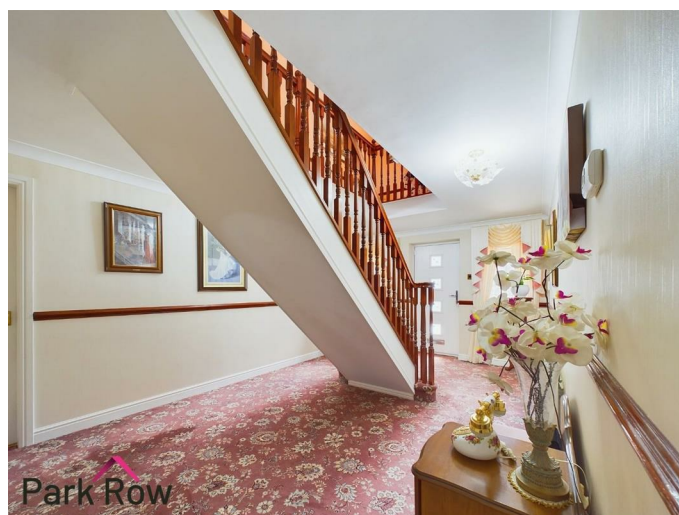
Enter through a black composite door with obscure double glazed panels which leads into;

### ENTRANCE HALLWAY

17'9" x 10'11" (5.43 x 3.34)



Two double glazed windows to the front elevation, stunning open feature staircase which leads up to the first floor accommodation with wooden balustrades and spindles, central heating radiator and internal doors which lead into;



### LOUNGE

17'10" x 13'7" (5.44 x 4.16)



Two double glazed windows to the front elevation, feature

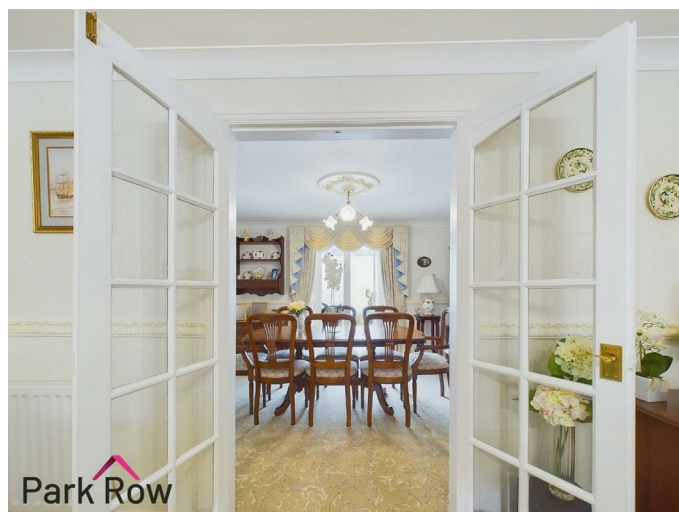


fireplace with a marble hearth, central heating radiator and wooden double single glazed doors which lead into;



### DINING ROOM

13'8" x 9'9" (4.17 x 2.99)



Central heating radiator and double glazed double doors which lead into;





**CONSERVATORY**

11'2" x 10'3" (3.42 x 3.13)



**KITCHEN**

21'7" x 9'10" (6.60 x 3.00)



Dwarf wall surrounding with double glazed decorative windows above, two central heating radiators and double glazed double doors which lead out to the rear garden.



Two double glazed windows to the rear elevation, white wooden shaker-style units surrounding, two further white shaker-style cabinets with space for storage, square edge laminate worktop, tiled splash back surrounding with a tiled alcove behind the hob, induction hob with a tiled extractor fan over, integral double oven, drainer sink with chrome taps over, central heating radiator and an internal door which leads into;





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**UTILITY**  
8'8" x 8'0" (2.66 x 2.46)



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Double glazed window to the side elevation, cream shaker-style wall and base units, square edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, fully tiled floor to ceiling, space and plumbing for a washing machine and a dryer, central heating radiator and a uPVC door with double glazed inserts which leads into;



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## DOWNSTAIRS W/C

8'5" x 2'11" (2.58 x 0.89)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c with a concealed cistern set within a grey gloss unit with storage, hand basin set within a matching grey gloss unit with storage, chrome towel radiator and is fully tiled floor to ceiling.

## FIRST FLOOR ACCOMMODATION

### LANDING

21'5" x 11'1" (6.55 x 3.40)

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

### BEDROOM ONE

13'6" x 12'6" (4.12 x 3.82)

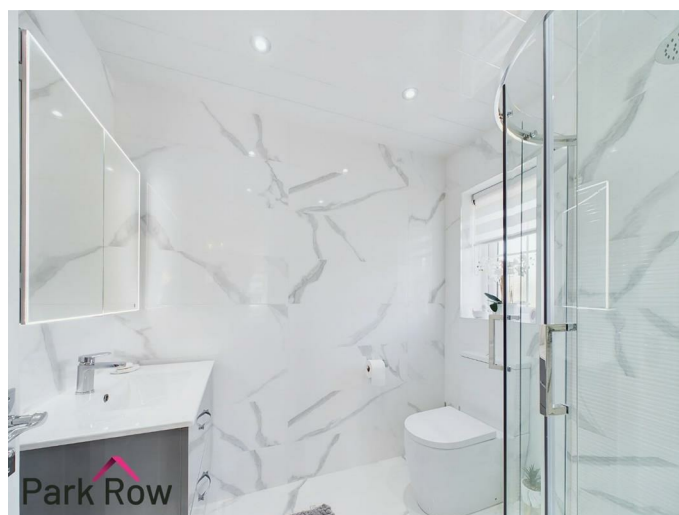


Two double glazed windows to the front elevation, built in grey shaker-style bedroom suite with units over the bed/built in desk with drawers/wardrobe with drawers, central heating radiator and an internal door which leads into;



### ENSUITE

7'1" x 5'10" (2.17 x 1.78)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, hand basin set within a grey gloss unit with storage, fully tiled floor to ceiling plus a corner mains shower with a glass shower screen.



## BEDROOM TWO

13'8" x 13'3" (4.18 x 4.04)



Double glazed window to the rear elevation, central heating radiator and a built in white shaker-style bedroom suite with wardrobes/over bed storage and drawers.

## BEDROOM THREE

13'1" x 10'4" (4.01 x 3.16)



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

## BEDROOM FOUR

10'5" x 10'2" (3.20 x 3.12)

Two double glazed windows to the front elevation, central heating radiator and built in white wooden shaker-style wardrobes and drawers for storage.

## FAMILY BATHROOM

9'1" x 6'1" (2.78 x 1.86)



Two obscure double glazed windows to the rear elevation and includes a white suite comprising; close coupled w/c with a concealed cistern and push button flush set within the wall, shaped hand basin set within a grey wood-effect unit with storage, built in storage alcove with lighting, gorgeous feature bath with tiled steps up and an alcove with lighting above, fully tiled floor to ceiling with a chrome towel radiator.



## FRONT



To the front of the property there is a spacious block paved driveway with space for multiple vehicles, access to the double garage, brick built porch over the entrance, steps up to the entrance plus further block paved driveway which leads to the garage and the rest garden.



## EXTERIOR



## REAR



Accessed via the front of the property from both sides or through the doors in the utility/kitchen and sunroom where you will step out onto; curved patio area with space for seating, curved planter filled with mature plants, borders filled with bushes, stone wall to the left hand side, brick built walls to the bottom and right hand side and the rest is mainly lawn.



## INTEGRAL DOUBLE GARAGE

Accessed via the doors from the driveway or via the hallway

in the property and includes; power, lighting and is a fantastic space for storage.

### TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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

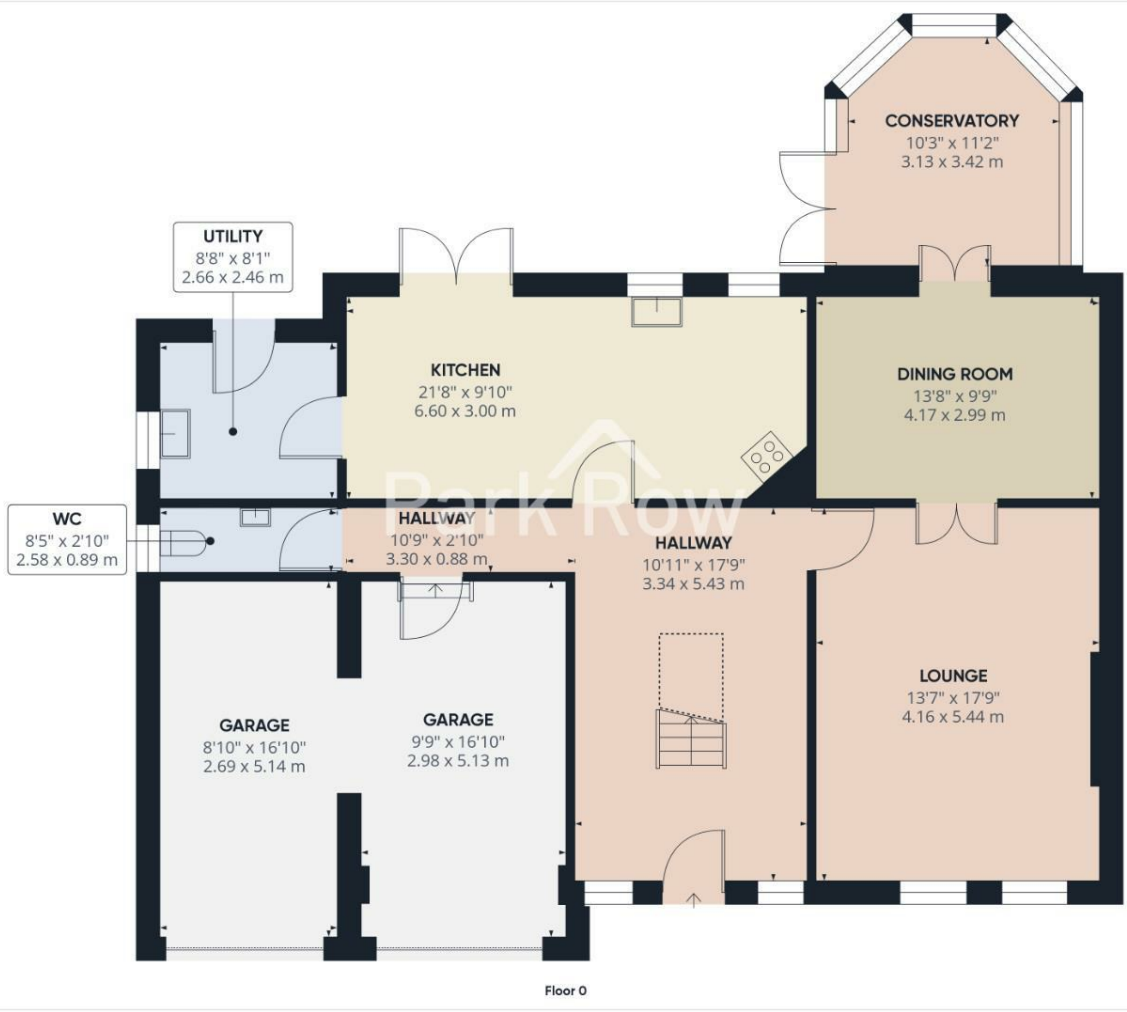
CASTLEFORD - 01977 558480

### 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.





**Approximate total area<sup>(1)</sup>**  
1374.31 ft<sup>2</sup>  
127.68 m<sup>2</sup>

**Reduced headroom**  
78.59 ft<sup>2</sup>  
7.3 m<sup>2</sup>

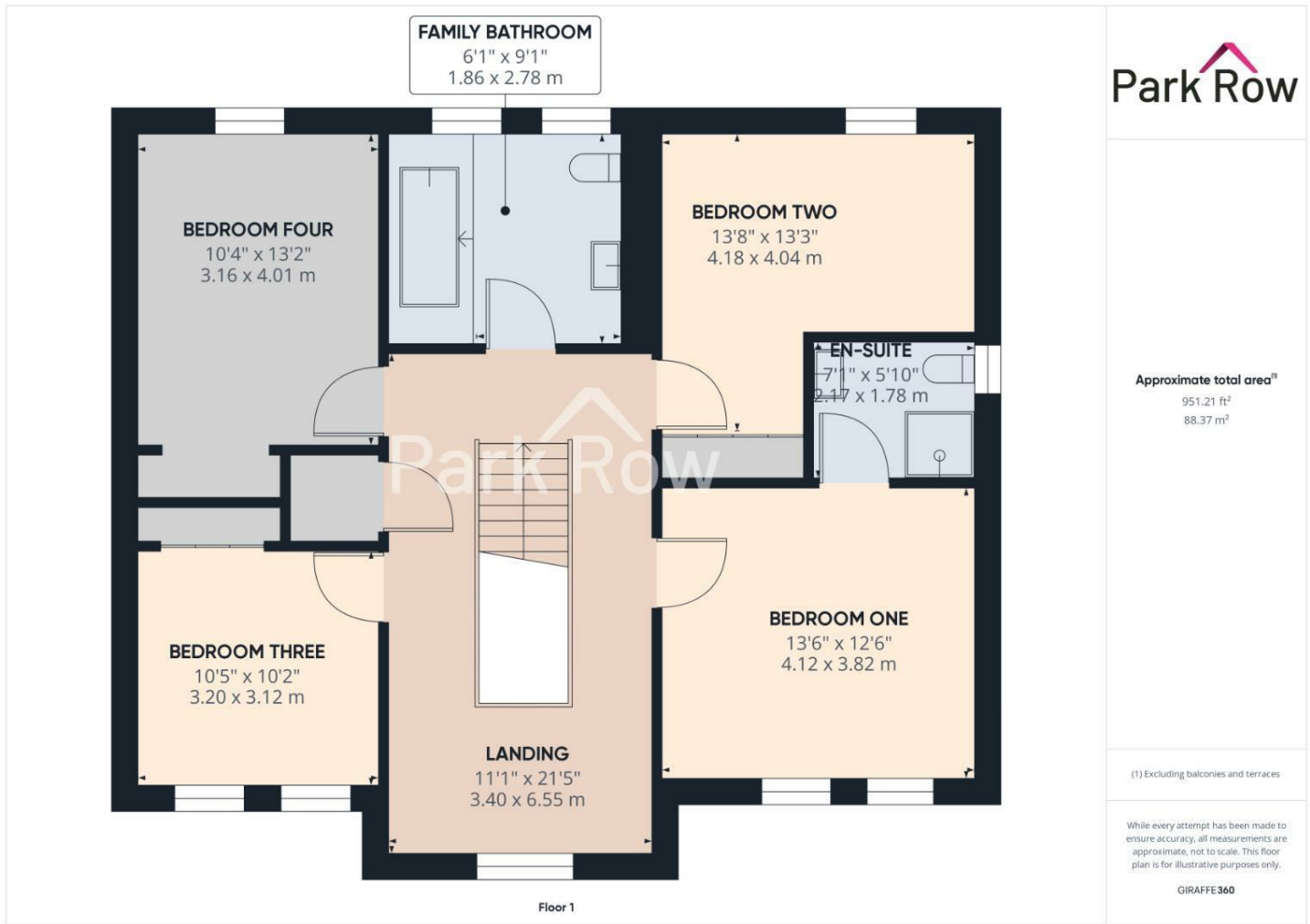
(1) Excluding balconies and terraces

☐ 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.

GIRAFFE360









**Floor 0**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
2325.53 ft<sup>2</sup>  
216.05 m<sup>2</sup>

**Reduced headroom**  
78.59 ft<sup>2</sup>  
7.3 m<sup>2</sup>

(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.

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	
55-68 D		55-68 D	
49-54 E		49-54 E	
35-48 F		35-48 F	
21-34 G		21-34 G	
1-20		1-20	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	74		69
	80		75
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2009/33/EC