

Park Row



Carr Avenue, Sherburn In Elmet, Leeds, LS25 6EG

£250,000



SEMI DETACHEDSET IN A CUL DE SAC LOCATION**THREE BEDROOMS**ENCLOSED REAR GARDEN**GARAGE & PARKING****

Welcome to Carr Avenue, Sherburn In Elmet, Leeds - a semi-detached house that boasts three bedrooms, perfect for a growing family or those in need of extra space.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing with loved ones or entertaining guests. One of the highlights of this property is its serene cul-de-sac location, offering peace and quiet retreat. You'll find yourself just a stone's throw away from local shops, making errands a breeze. The enclosed rear garden provides a private outdoor space where you can enjoy al fresco dining or simply unwind after a long day. Additionally, the property comes with a garage which is substantial in size and could easily be converted to add additional living space and still have a parking space, ensuring that your vehicles are always secure and easily accessible.

Don't miss out on the opportunity to make this house your home - with its three bedrooms, convenient location, and charming features, this property is sure to tick all the boxes for a comfortable and enjoyable living experience.

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 white uPVC double glazed entrance door with two glass panels inserts which leads into:

PORCH

4'0" x 4'8" (1.22 x 1.43)

Double glazed window to the side elevation, central heating radiator and internal door with glass panel inserts which leads into:

ENTRANCE HALLWAY

6'4" x 4'5" (1.94 x 1.36)

Stairs leading to first floor accommodation, central heating radiator and has door which leads into:

LOUNGE

13'8" x 12'4" (4.17 x 3.77)



Double glazed window to front elevation, central heating radiator, gas fire set within a marble hearth and wooden surround, internal door with frosted glass and side panel which leads into:



KITCHEN/DINING

9'6" x 15'8" (2.91 x 4.80)



Double glazed window to the rear elevation and double glazed patio doors which lead out into the rear garden, wall and base units in a shaker style finish with stainless steel handles, roll edge worktops with splashbacks, single drainer sink with chrome mixer tap over, four ring gas hob with extractor over and glass splashback, built in electric oven below, integral dishwasher, integral fridge/freezer, space and plumbing for washing machine, spotlights to the ceiling. space for dining table and chairs, central heating radiator, door leads into storage cupboard and a double glazed door with obscure glass insert which leads into the garage.





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FIRST FLOOR ACCOMMODATION

LANDING

7'4" x 6'0" (2.26 x 1.83)

Double glazed window to side elevation, loft access and has doors leading off:

BEDROOM ONE

13'8" x 9'8" (4.18 x 2.95)



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Double glazed window to the front elevation, central heating radiator, built in corner wardrobes.

BEDROOM TWO

9'6" x 8'10" (2.92 x 2.70)



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

BEDROOM THREE

10'0" x 5'9" (3.05 x 1.76)



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

FAMILY BATHROOM

5'7" x 6'7" (1.71 x 2.01)



Obscure glass double glazed window to the rear elevation and has a white suite comprising: panel bath with chrome tap over, electric shower above with glass shower screen, pedestal handbasin with chrome tap over, low level w/c, fully tiled around the bath area and half tiled to remaining walls and has a central heating radiator.

EXTERIOR

FRONT



To the front of the property there is a flagged driveway with space for parking which leads to the garage and to the front entrance door, the rest is mainly laid to lawn with borders filled with shrubs and plants.

GARAGE

29'3" x 8'0" (8.93 x 2.44)

Substantial garage and has an up and over door with power and lighting, Door which leads into the kitchen, double glazed window to the rear and a further door gives access to the rear garden. A great space for storage.

REAR



Can be accessed via the door in the garage or the double glazed patio doors in the kitchen where you will step out onto: a flagged patio which runs along the back of the property and has space for seating, space for a shed, outside tap, outside light, step up onto a lawned area with mature borders filled with trees, shrubs and plants to either side and to the rear, wooden perimeter fencing to all three sides.



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.

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

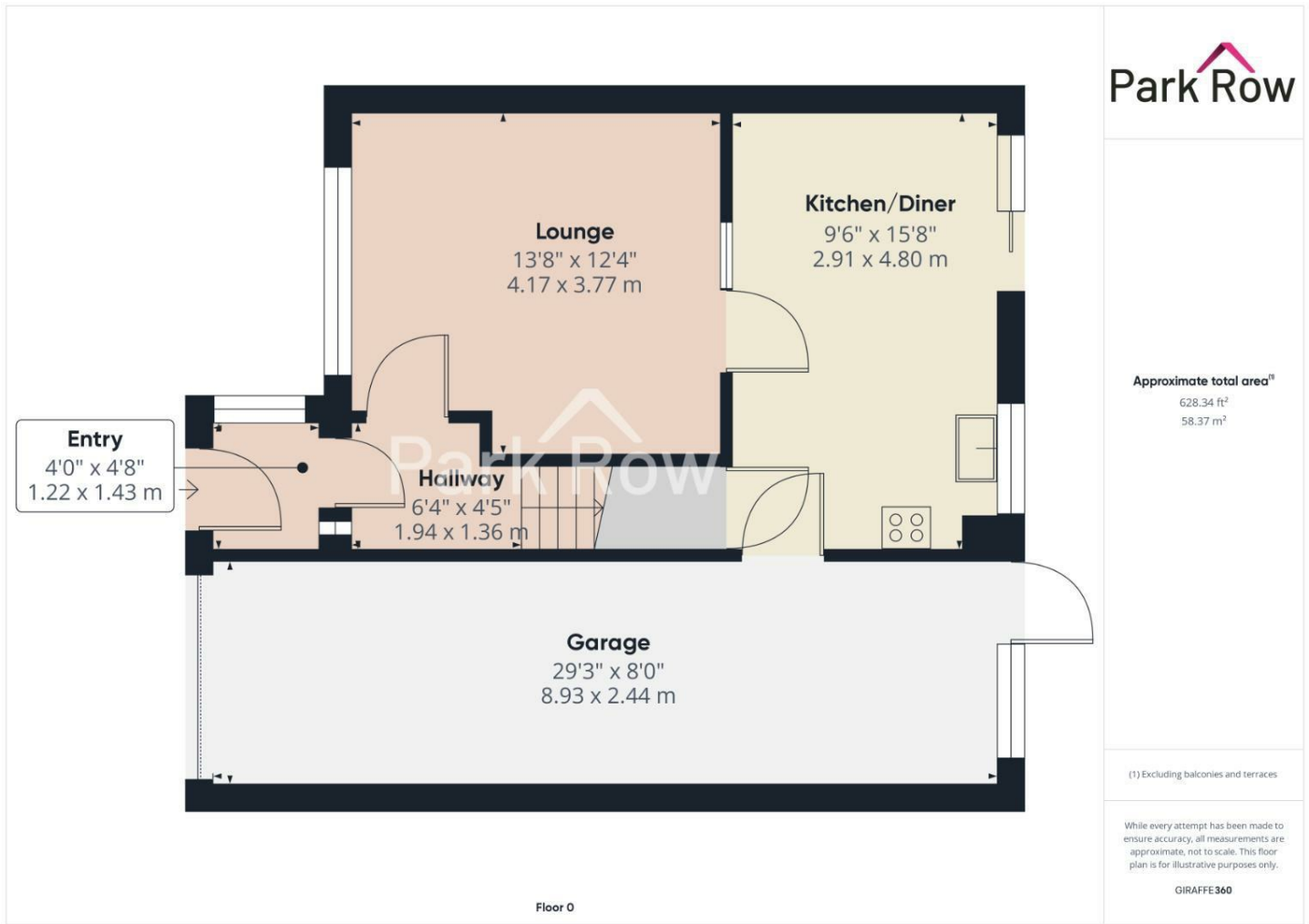
VIEWINGS

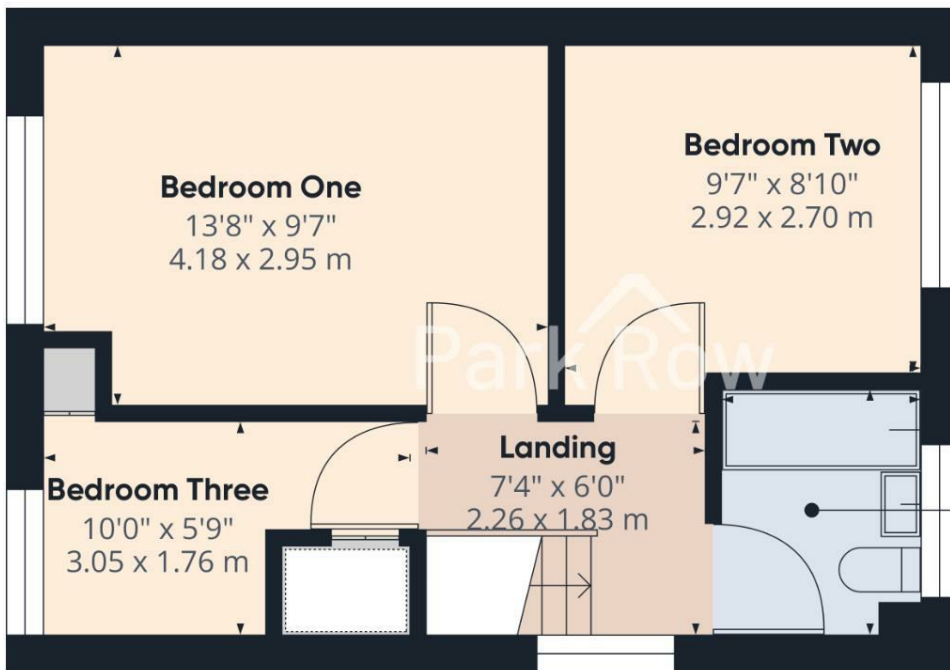
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will



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⁽¹⁾
342.83 ft²
31.85 m²

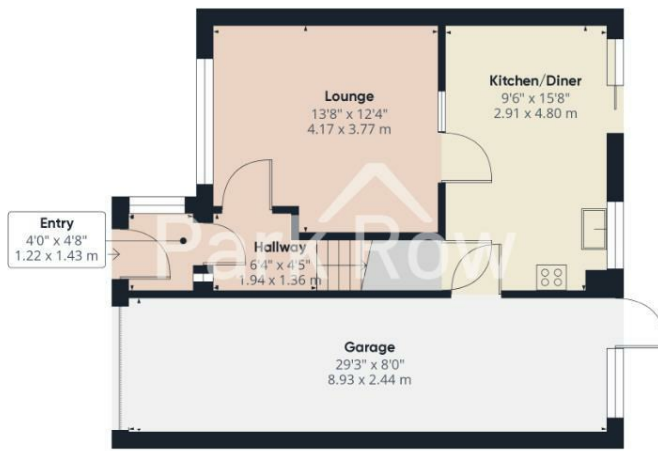
(1) Excluding balconies and terraces

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

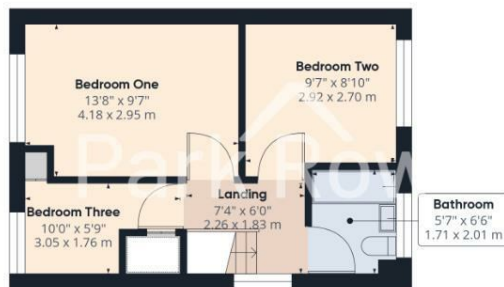
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Floor 1





Floor 0



Floor 1

Park Row

Approximate total areaⁿ
971.17 ft²
90.23 m²

(1) Excluding balconies and terraces

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