

Park Row



Egremont Place, Sherburn In Elmet, Leeds, LS25 6FY

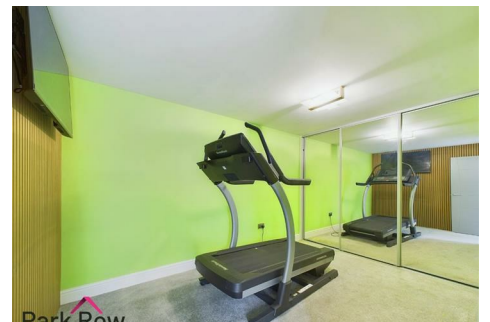
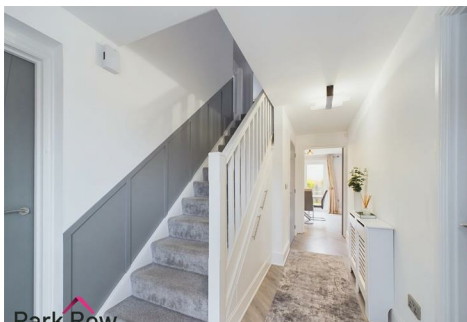
£450,000



READY TO MOVE INTO DETACHED HOUSE WHICH IS STUNNING THROUGHOUT WITH HIGH SPECIFICATIONS**FOUR BEDROOMS**ENSUITE TO BEDROOM ONE**JACK N'JILL SHOWER ROOM TO BEDROOM THREE AND FOUR**ENCLOSED GARDEN**PARKING**VIEWING IS A MUST**

Welcome to Egremont Place, Sherburn In Elmet, Leeds - a charming property that is sure to capture your heart! This delightful house boasts 4 bedrooms, perfect for a growing family or those in need of extra space. With 3 bathrooms, including an ensuite to bedroom one and a Jack n Jill shower room to bedrooms 3 and 4, together with the family bathroom convenience and comfort are at the forefront of this home. As you step inside, you'll be greeted by 1,534 sq ft of beautifully decorated living space. The light fittings throughout, most of which are LED, create a warm and inviting atmosphere, while the grey timber flooring downstairs adds a touch of elegance. Also comes with new quality doors throughout some with smart locks. The stunning kitchen/dining/family area is ideal for entertaining guests. One of the highlights of this property is the attention to detail - from the panelling throughout to the stainless steel sockets, every aspect has been carefully considered. The overlay of the kitchen worktop adds a modern touch, making this home both stylish and functional. Outside, you'll find an enclosed garden where you can relax and unwind in privacy. With parking available, convenience is key for those with busy lifestyles. Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the magic of Egremont Place for yourself!

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 light grey composite door with centre glass panel and side glass panel with storm porch over and courtesy light which leads into:

ENTRANCE HALLWAY

6'10" x 16'0" (2.09 x 4.90)



Stairs with white wooden balustrades and spindles with panelled walling to the side leading up to the first floor accommodation, central heating radiator, understairs storage built in, grey wood flooring and has doors leading off:



GYM/OFFICE/STUDY

8'7" x 12'9" (2.62 x 3.91)

Previously the garage and has been converted and currently being used as a gym but could be used as an office/study, built in wardrobes with sliding doors for storage, feature panelled wall with television point and a central heating radiator.

LOUNGE

11'8" x 16'1" (3.57 x 4.92)



Double glazed window to the front elevation, central heating radiator, feature panelled wall with television point.



DOWNSTAIRS W/C
3'1" x 5'11" (0.95 x 1.81)



Has a white suite comprising close coupled w/c, handbasin with chrome tap over and splashback, central heating radiator and grey wood flooring.

KITCHEN/DINING/FAMILY AREA
28'7" x 11'4" (8.72 x 3.47)



Double glazed window to the rear elevation and two sets of double glazed double doors which lead out into the rear garden. Stunning wall and base units in a high white gloss finish, square edge worktops with subway tiled splashbacks, four ring induction hob with extractor fan over and built in electric oven below, one and half stainless steel drainer sink with chrome tap over, integral dishwasher, integral fridge/freezer, spotlights to the ceiling, central heating radiator, space for dining table and chairs. To the family area there is a central heating radiator, lovely featured pannelled wall with television point, grey wood flooring.





LANDING
11'10" x 6'9" (3.61 x 2.08)



Loft access, doors leading off:



BEDROOM ONE
15'6" x 15'0" (4.74 x 4.59)



Double glazed window to the front elevation, stunning feature panelled wall, central heating radiator, door leads into:



FIRST FLOOR ACCOMMODATION



suite which comprises of: shower cubicle with mains shower and glass shower screen, close coupled w/c, hand basin with chrome tap over, chrome heated towel rail, spotlights to the ceiling, fully tiled to all walls and tiled flooring, door leads into cupboard for storage.

BEDROOM TWO
9'9" x 12'7" (2.99 x 3.84)

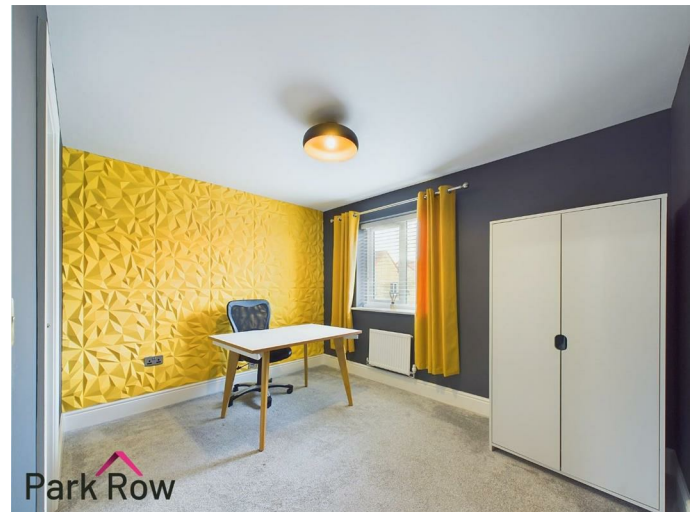


Double glazed window to the rear elevation, central heating radiator and has a featured panel wall.

BEDROOM THREE
11'6" x 9'4" (3.51 x 2.86)



ENSUITE
7'8" x 6'9" (2.36 x 2.07)



Double glazed window to the rear elevation, central heating radiator, gorgeous feature panelled wall, door leads into the Jack 'n' Jill shower room.



Obscure double glazed window to the front elevation, white

BEDROOM FOUR

9'5" x 11'4" (2.88 x 3.46)



Double glazed window to the front elevation, central heating radiator, gorgeous feature panelled wall, door leads into the Jack 'n' Jill shower room.

JACK 'N' JILL ENSUITE (FOR BEDS 3 & 4)

6'3" x 6'10" (1.92 x 2.10)



Obscure glass double glazed window to the side elevation, has a white comprising: shower cubicle with mains shower and glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights to the ceiling, fully tiled within the shower cubicle and half tiled around the washbasin and w/c, and has a fully tiled floor.



FAMILY BATHROOM

6'8" x 9'0" (2.04 x 2.76)



Obscure glass double glazed window to the rear elevation, has a white comprising: panel bath with waterfall chrome tap over, hand held shower attachment, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights to the ceiling, half tiled to three walls and tiled flooring.

EXTERIOR

FRONT



To the front of the property is a blocked paved driveway with parking for two vehicles, electric vehicle charging point, paved footpath leads to the left side of the property to the pedestrian gate which gives access to the rear, to the righthand side of the drive is mainly laid to lawn with borders filled with gravel and shrubs, there is a further paved area down the right hand side of the property where you will find the bin storage.

REAR



Can be accessed through the wooden pedestrian gate down the side of the property or through the two sets of double doors in the kitchen/dining/family area where you will step out onto: a flagged patio which runs across the back of the property and has space for seating with enclosed decorative patio walls complete with outside lighting and filled with plants and shrubs which separate it from the remainder of the garden, you then step down onto a lawned area which is surrounded by perimeter fencing to all sides, outside tap, outside electrical sockets and with space for a shed.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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

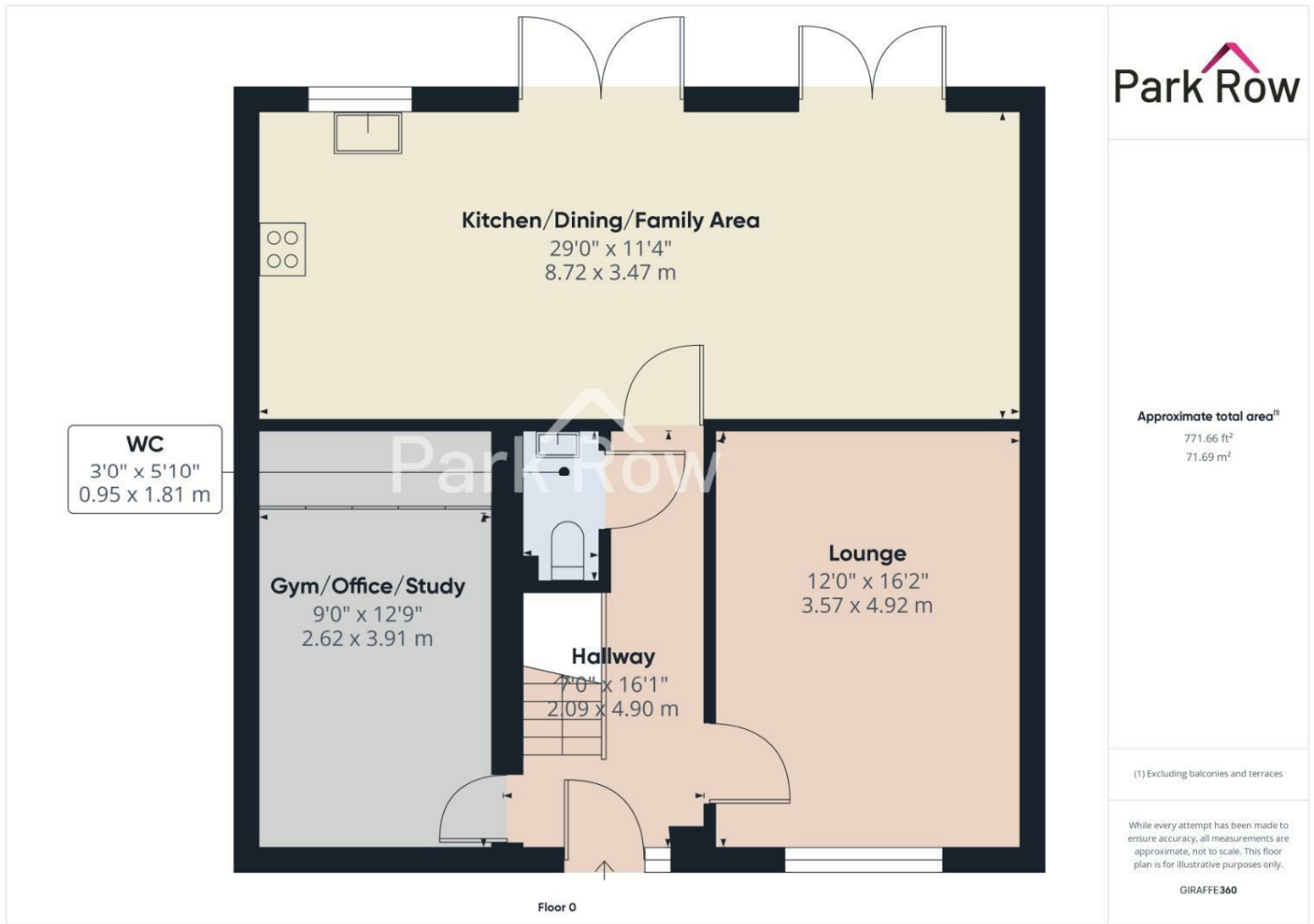
CASTLEFORD - 01977 558480

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.



Family Bathroom
7'0" x 9'0"
2.04 x 2.76 m

Bedroom Three
12'0" x 9'4"
3.51 x 2.86 m

Bedroom Two
10'0" x 12'7"
2.99 x 3.84 m

Jack 'n' Jill Ensuite
6'0" x 6'10"
1.92 x 2.10 m

Landing
12'0" x 6'9"
3.61 x 2.08 m

Bedroom One
16'0" x 15'1"
4.74 x 4.59 m

Bedroom Four
9'0" x 11'3"
2.88 x 3.46 m

Ensuite
8'0" x 6'9"
2.36 x 2.07 m

Floor 1


Park Row

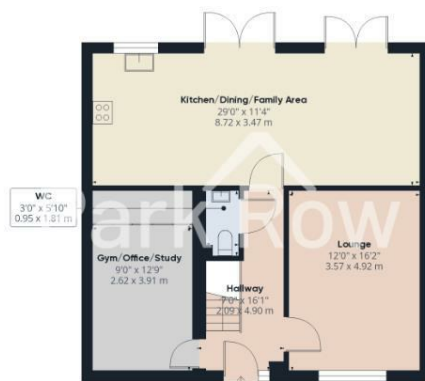
Approximate total area⁽¹⁾

762.41 ft²
70.83 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.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area[†]
1534.07 ft²
142.52 m²

(†) Excluding balconies and terraces

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GIRAFFE360

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