

# Park Row



**Elmete Avenue, Sherburn In Elmet, Leeds, LS25 6EH**

**Offers In Excess Of £250,000**



**EXTENDED DETACHED BUNGALOW\*\*TWO BEDROOMS\*\*ENCLOSED REAR GARDEN\*\*GARAGE\*\*PARKING\*\*NO UPWARD CHAIN\*\***

Nestled in the charming Elmete Avenue of Sherburn In Elmet, Leeds, this extended detached bungalow is a true gem waiting to be discovered. Boasting two bedrooms, a spacious reception room, and a well-appointed bathroom. One of the standout features of this lovely bungalow is the enclosed rear garden, providing a private outdoor sanctuary where you can unwind amidst nature or host delightful gatherings with friends and family. Also comes with garage and parking.

The property's detached status ensures peace and tranquillity, offering a sense of privacy that is truly priceless. And with the added benefit of no upward chain, the path to making this charming bungalow your own is smooth and hassle-free.

Don't miss out on the opportunity to own this delightful piece of property in a sought-after location. Book a viewing today and step into your future home at Elmete Avenue.

**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 double glazed entrance door with glass panel insert which leads into:

### ENTRANCE HALLWAY

4'7" x 5'9" (1.40 x 1.77)

Central heating radiator, two doors lead into storage cupboards, further doors lead off:

### KITCHEN

8'7" x 8'7" (2.63 x 2.64)



Double glazed window to the front elevation, has wall and base units in a cream finish including display cabinets, roll edge worktops with tiled splashbacks, one and a half drainer stainless steel sink with chrome tap over, space for freestanding cooker, space and plumbing for washing machine, space for freestanding fridge/freezer.

### INNER HALLWAY

13'7" x 2'11" (4.15 x 0.89)

Loft hatch, and has doors leading off:



## LOUNGE/DINER

19'8" x 11'6" (6.01 x 3.53)



Double glazed window to the front elevation, central heating radiator, electric fire set within a marble hearth and white wooden surround, television points, space for dining table and chairs.





heating radiators and an external double glazed door with glass panel insert which leads into the rear garden.

**BEDROOM TWO**  
11'6" x 10'0" (3.52 x 3.05)



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



**FAMILY BATHROOM**  
6'6" x 5'7" (1.99 x 1.72)



Obscure glass double glazed window to the side elevation and has a white suite comprising: corner shower cubicle with mains shower and glass shower screen, vanity unit with handbasin with chrome tap over, enclosed cistern low level w/c, white heated towel rail, extractor fan to the ceiling and fully tiled around the shower area and behind the washbasin.

**BEDROOM ONE**  
16'6" x 10'4" (5.05 x 3.17)



Double glazed window to the rear elevation, two central

**EXTERIOR**

## FRONT



To the front of the property there is a paved/gravel driveway with black metal vehicular access gates which runs down the side of the property to the garage and entrance door, the rest of the front is mainly gravelled with mature trees and shrubs.

## REAR



Can be accessed via and door in the garage or the double glazed door in Bedroom one where you will step out onto: a paved area with space for seating, the rest is mainly laid to lawn with mature trees and shrubs, space for a shed, outside lighting, perimeter fencing/walls/hedging to all three sides and is fully enclosed.



## GARAGE

Has an up and over door with power and lighting, outside light, double glazed window to the rear elevation and a wooden door which leads into the rear garden.

## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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

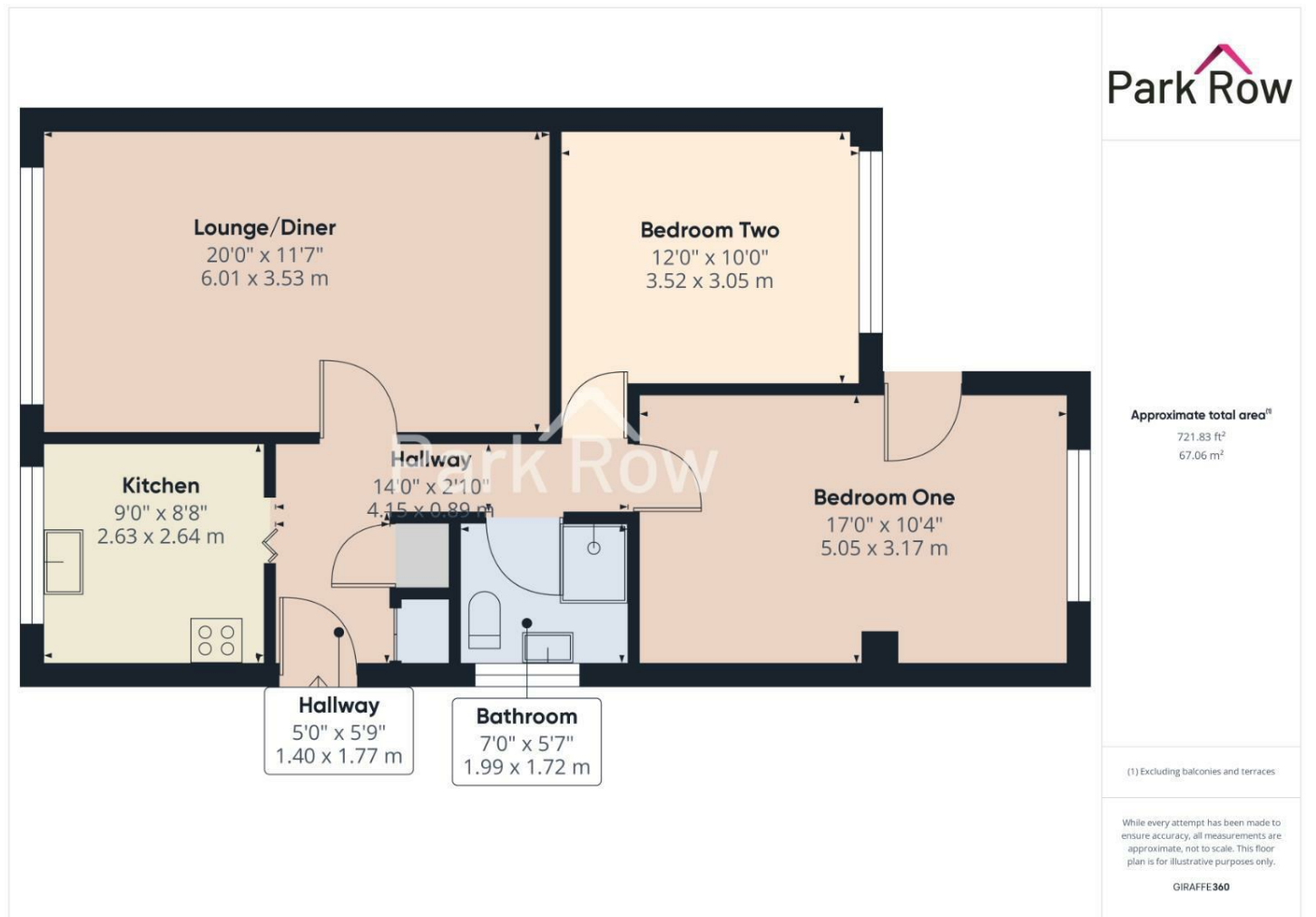
PONTEFRACT - 01977 791133

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.



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