

# Park Row



## Wolsey Croft, Sherburn In Elmet, Leeds, LS25 6DR

Offers In Excess Of £280,000



SEMI DETACHED\*\*FOUR BEDROOMS\*\*ENSUITE TO BEDROOM ONE\*\*DOWNSTAIRS W.C\*\*STUNNING KITCHEN WITH HIGH SPECIFICATIONS\*\*GARAGE\*\*ENCLOSED REAR SOUTH FACING GARDEN\*\*PARKING\*\*  
Nestled in the charming Wolsey Croft of Sherburn In Elmet, Leeds, this semi-detached house is a true gem waiting to be discovered. With one reception rooms, four bedrooms, and two bathrooms, this property offers ample space for comfortable living.

As you step inside, you are greeted by a well-designed layout that effortlessly combines style and functionality. The stunning kitchen, complete with high specifications and an island, is sure to be the heart of the home where culinary delights come to life.

The property features an ensuite in the spacious bedroom one, offering a touch of luxury and privacy. Additionally, the convenience of a downstairs W.C adds to the practicality of this beautiful home.

With parking for three to four vehicles and a garage, you'll never have to worry about finding a spot. The enclosed rear garden provides a private outdoor space perfect for relaxing or entertaining guests.

Measuring 1183 sq ft, this property offers plenty of room to tailor to your needs and preferences. Whether you're looking for a peaceful retreat or a place to host gatherings, this house has the potential to be the perfect setting for your lifestyle.

Don't miss the opportunity to make this semi-detached house your own and experience the comfort and elegance it has to offer in a desirable location like Sherburn In Elmet.

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!



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## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white double glazed entrance door with glass panel from the right hand side of the property which leads into:

### ENTRANCE HALLWAY

8'2" x 8'5" (2.51 x 2.57)



Stairs which lead up to first floor accommodation, central heating radiator, tiled flooring and internal doors which lead into;

### KITCHEN/DINER

14'10" x 19'10" (4.54 x 6.05)



Two double glazed windows to the front elevation, wall, base and overhead units in a white shaker style finish with chrome handles, square edge 'quartz' worktops with tiled splashbacks, one and a half stainless steel drainer sink set within the worktop with chrome taps over, five ring gas hob with extractor fan over plus tiled splashback, built in double electric oven, space for a freestanding American style fridge

freezer, integral washing machine, cast iron radiator, island with square edge 'quartz' worktops, integral dishwasher, grey cupboards and drawers for storage, space for wine cooler, space for 8 chairs and with overhead downlighters, spotlights to the ceiling, oak wooden beam and fully tiled flooring.

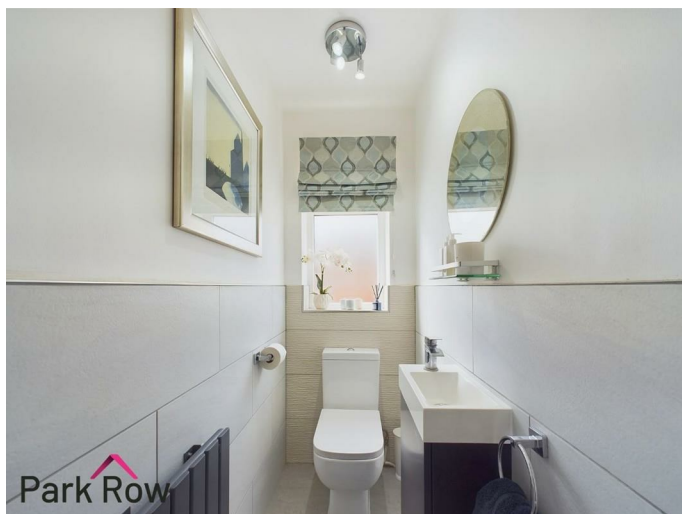
To the dining area there is a feature open decorative fireplace with wooden beam above, cast iron radiator, television points and space for dining table and six chairs.







**DOWNSTAIRS W/C**  
2'11" x 5'3" (0.90 x 1.61)



Obscure double glazed window to the side elevation and includes a white suite comprising: close coupled w/c, handbasin with chrome taps over and a vanity unit below, grey central heating radiator, half tiled to all walls and fully tiled floor.

**BEDROOM FOUR**  
9'0" x 8'6" (2.76 x 2.60)



Double glazed window to the rear elevation, fitted wardrobe with storage including dressing table and a central heating radiator.

**LOUNGE**  
15'9" x 10'11" (4.82 x 3.35)



Double glazed double doors to the rear elevation, understairs storage cupboard and a central heating radiator.

**FIRST FLOOR ACCOMMODATION**

**LANDING**  
5'1" x 19'11" (1.56 x 6.08)



With wooden balustrade and spindles, double glazed window to the side elevation, central heating radiator, space for a home office and internal doors which lead into;



## BEDROOM ONE

14'9" x 11'1" (4.52 x 3.39)



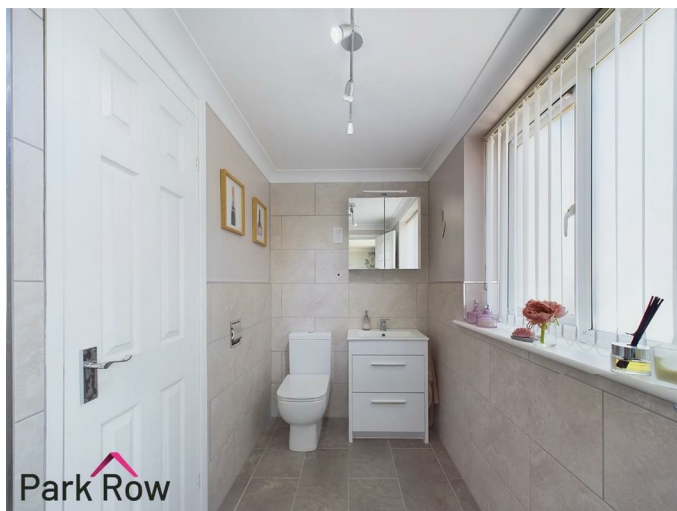
Double glazed window to the front elevation, central heating radiator and built in wardrobes with sliding doors plus an internal door which leads into:

## ENSUITE

7'6" x 8'8" (2.30 x 2.66)



Obscure double glazed window to the front elevation and includes a a white suite comprising: shower cubicle with mains shower with waterfall shower head and glass shower screen, close coupled w/c, handbasin with chrome tap over and vanity unit below, wall cupboard with light over, shaver point, fully tiled around the shower areas/handbasin/wc, half tiled to remaining walls, fully tiled floor and a door which leads into storage cupboard.



## BEDROOM TWO

8'11" x 10'11" (2.72 x 3.34)



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

### BEDROOM THREE

8'10" x 8'5" (2.70 x 2.59)



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

### FAMILY BATHROOM

7'5" x 8'7" (2.28 x 2.63)



Obscure double glazed window to the side elevation and includes a white suite comprising: panel bath with chrome taps over, close coupled w/c, floating handbasin with chrome taps over and vanity unit below, shower cubicle with mains shower above with waterfall showerhead and glass shower screen, grey central heating radiator, loft access and is fully tiled around the shower area and half tiled to remaining walls.

### EXTERIOR

### FRONT



To the front of the property there is a paved driveway with metal vehicular access gates and has parking for 3/4 cars and leads to single garage and entrance door, a wooden pedestrian gate gives access to the rear, gavelled area with borders filled with plants and perimeter fencing to all sides.

### REAR



Accessed via the wooden pedestrian access gate down the side of the property or through the double doors in the lounge where you will step out onto: a grey slate patio area with space for seating, grey slated pathway runs down the side of the garage and around the artificial grass area, raised planters filled with shrubs and plants, outside lighting, storage shed and perimeter fencing to all sides.





## **GARAGE**

Accessed via wooden double doors and includes power and lighting.

## **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

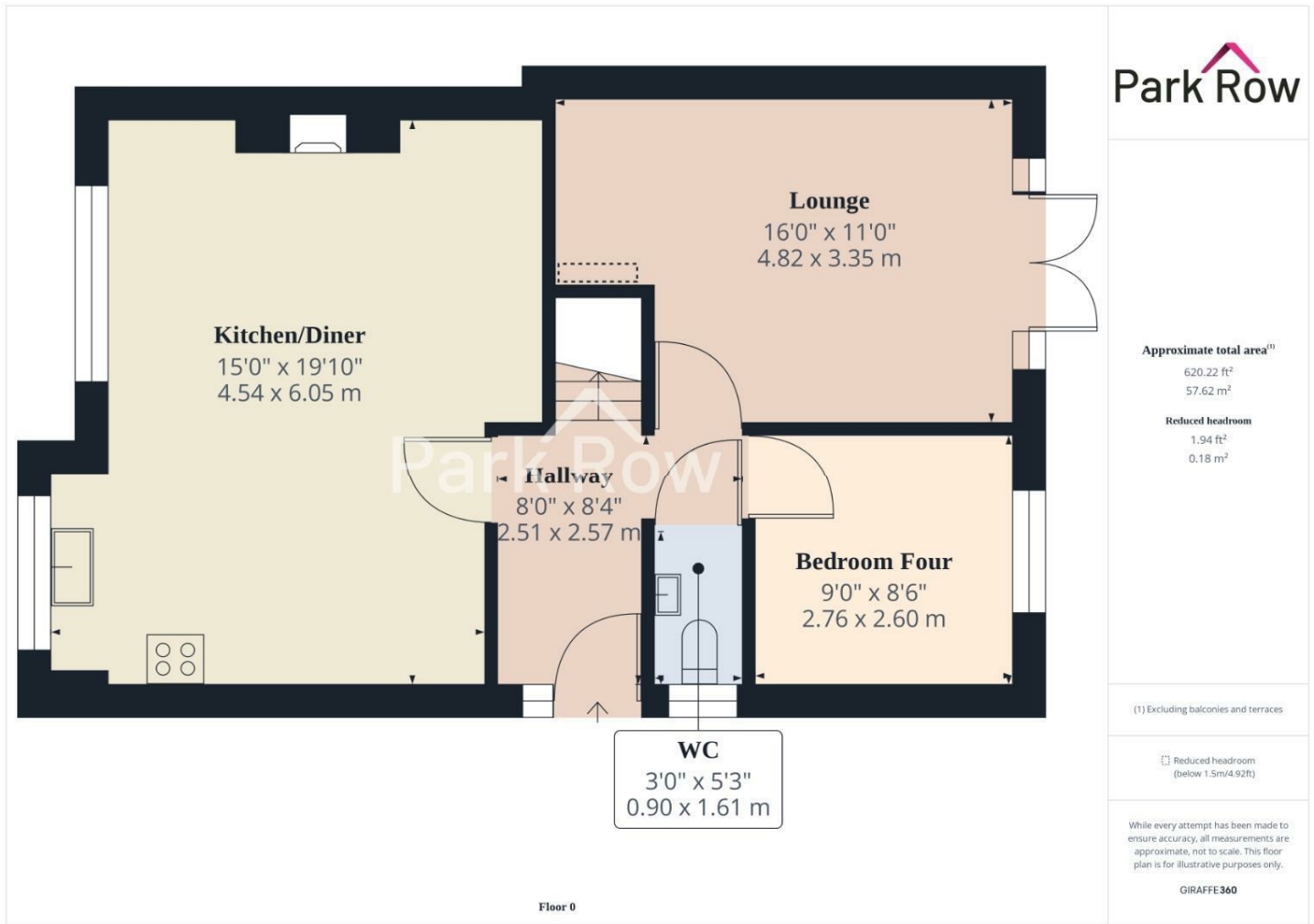
## **VIEWINGS**

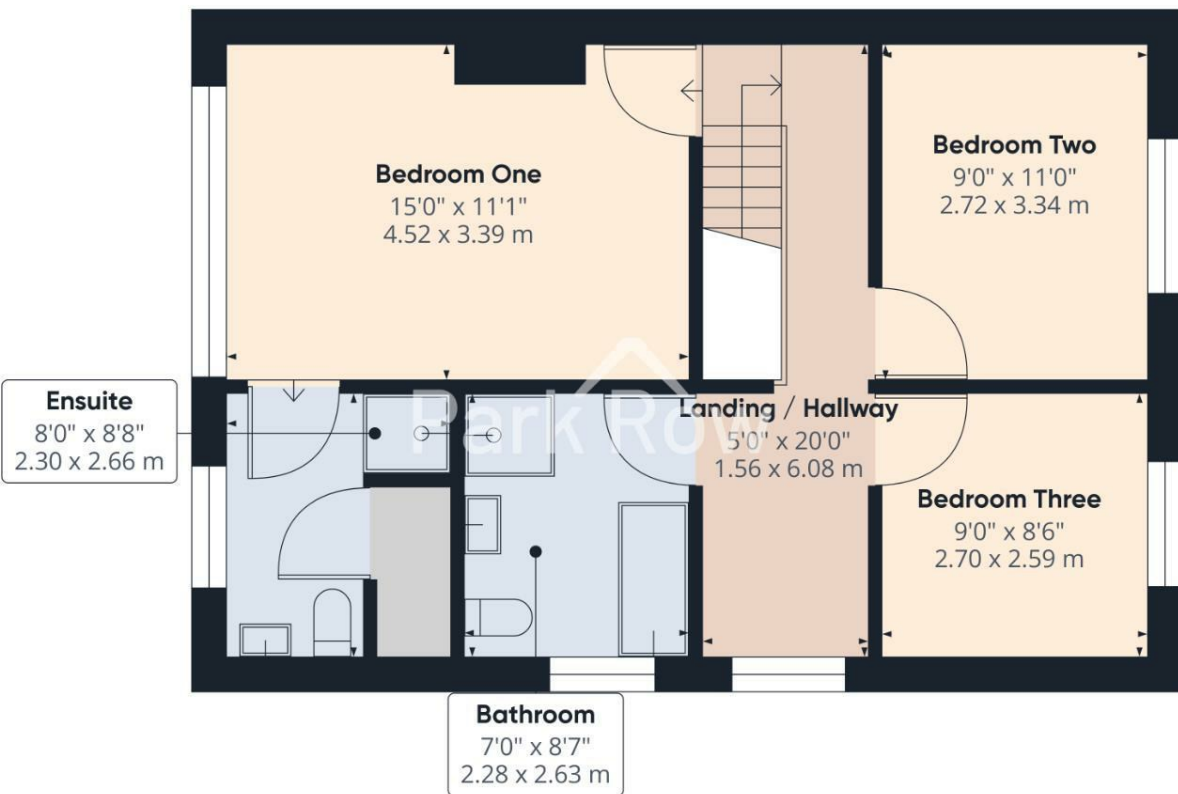


Strictly by appointment with the sole agents.  
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.









Approximate total area  
562.74 ft<sup>2</sup>  
52.28 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

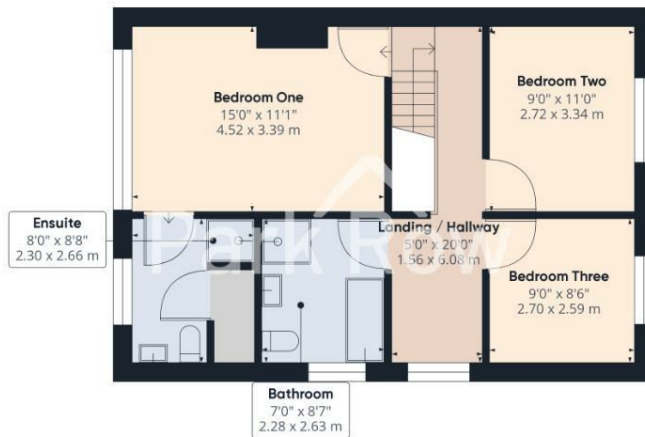
Floor 1







Floor 0



Floor 1

**Park Row**

Approximate total area

1182.95 ft<sup>2</sup>  
109.9 m<sup>2</sup>

Reduced headroom

1.94 ft<sup>2</sup>  
0.18 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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