

Park Row



Admiral Way, Sherburn in Elmet, Leeds, LS25 6GZ

Offers In Excess Of £450,000



DETACHED HOUSE**FIVE BEDROOMS**ENSUITE TO BEDROOM ONE**TWO RECEPTION ROOMS**KITCHEN/DINING/LIVING AREA**UTILITY**DOWNSTAIRS W.C**LANDSCAPED REAR GARDEN** WOODEN BUILT STUDY/OFFICE/HOMES BUSINESS ROOM**

Welcome to this stunning detached house located in the desirable Admiral Way, Sherburn in Elmet, Leeds. This property boasts a generous 1,690 sq ft of living space, perfect for a growing family.

As you step inside, you are greeted by two spacious reception rooms that offer versatile living options. With five bedrooms, there is ample space for everyone in the family to have their own sanctuary. The ensuite in bedroom one adds a touch of luxury to your everyday routine.

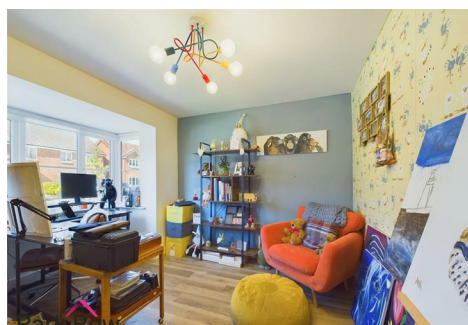
The heart of this home is the kitchen/dining/living area, with bi-fold doors, ideal for entertaining guests or simply enjoying family meals together. The utility room and downstairs WC provide convenience and practicality for modern living.

Step outside to discover the beautifully landscaped rear garden, a tranquil oasis where you can unwind after a long day. The garage and parking ensure that you never have to worry about finding a spot for your vehicle.

Additionally, there is a wooden built study/office/homes business room which is currently being used as an office offers a fantastic opportunity for those who work from home or need a quiet space to focus.

Don't miss out on the chance to make this wonderful property your new home. Contact us today to arrange a viewing and start envisioning the life you could create in this fantastic space.

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 glass panel insert and storm porch over which leads into:

ENTRANCE HALLWAY

15'9" x 6'7" (4.81 x 2.02)



Stairs leading to first floor accommodation with wooden balustrade and spindles, central heating radiator, door leads into understairs storage cupboard and has internal doors leading off:

STUDY/OFFICE/PLAYROOM

9'3" x 10'9" (2.82 x 3.28)



Double glazed window to the front elevation and central heating radiator.



LOUNGE

18'9" x 9'11" (5.74 x 3.04)



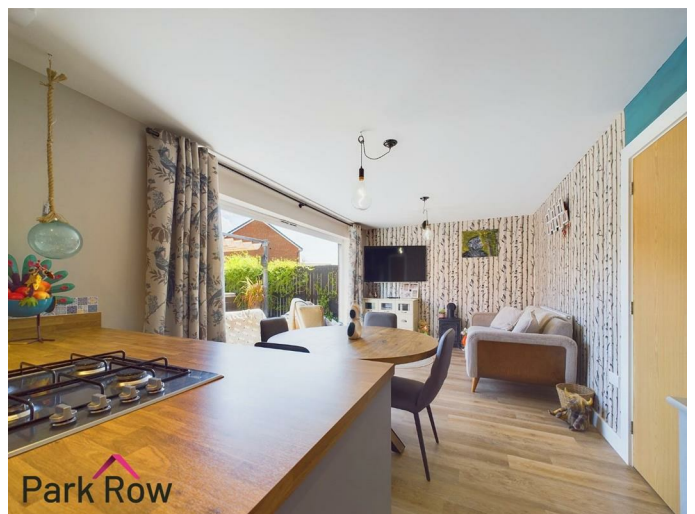
Double glazed window to the front elevation, central heating radiator, electric fire sat on a white marble hearth with wooden surround, television points.

KITCHEN/DINER/LIVING AREA

10'5" x 28'2" (3.19 x 8.59)



Double glazed window to the rear elevation, wall and base units in a modern grey shaker style finish with copper handles, square edge worktops with tiled splashback, four ring gas hob, built in double oven, integral fridge/freezer, one and half stainless steel drainer sink with chrome tap over, integral dishwasher, spot lights to the ceiling, open doorway leads into the utility area, space for dining table and chairs. To the living area are television points, central heating radiator and bi-fold doors which lead out into the rear garden.





worktop, space and plumbing for washing machine, central heating radiator, external double glazed door with glass panel insert leads to the side elevation and an internal door leads into:

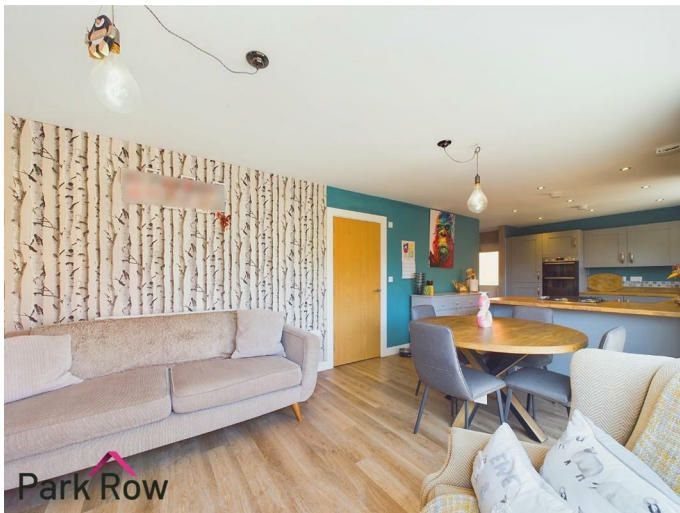
DOWNSTAIRS W/C
6'3" x 3'6" (1.92 x 1.07)

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Has a white suite comprising: close coupled w/c handbasin with chrome tap over and tiled splashback, central heating radiator and with spotlights to the ceiling.

FIRST FLOOR ACCOMMODATION



LANDING
7'3" x 10'9" (2.22 x 3.28)

Loft access, central heating radiator, door leads into storage cupboard and has internal doors leading off:

BEDROOM ONE
12'5" x 10'1" (3.81 x 3.08)

UTILITY
6'5" x 7'0" (1.96 x 2.14)



Double glazed window to the front elevation, central heating radiator and door which leads into:

Has wall and base units to match the kitchen, square edge

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ENSUITE

6'5" x 6'5" (1.96 x 1.98)



Obscure glass double glazed window to the front elevation and comprises a white suite: shower cubicle with mains shower above and glass shower screen, close coupled w.c, handbasin with chrome tap over, chrome heated towel rail, fully tiled within the shower cubicle and half tiled to the remaining walls, tiled flooring and spotlights to the ceiling.

BEDROOM TWO

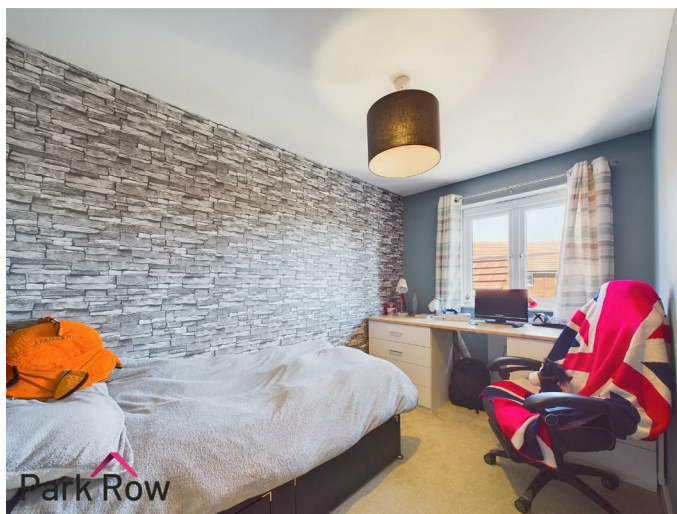
13'9" x 9'4" (4.21 x 2.87)



Currently being used as a dressing room, double glazed window to the rear elevation, central heating radiator.

BEDROOM THREE

11'3" x 7'2" (3.43 x 2.20)



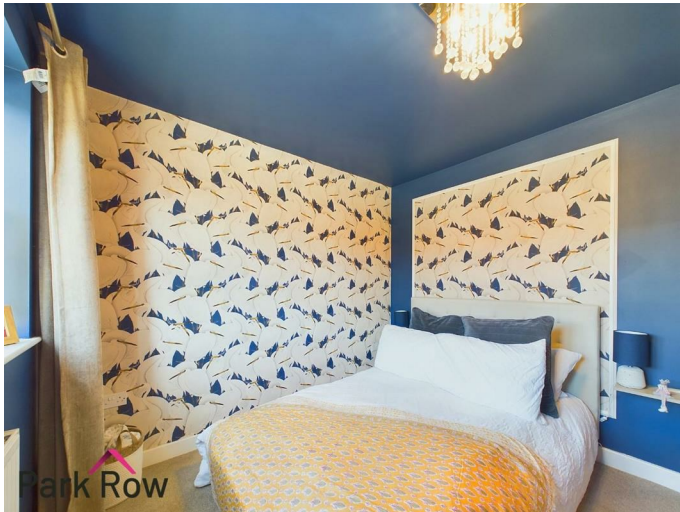
Double glazed window to the rear elevation, central heating radiator.

BEDROOM FOUR

9'3" x 10'9" (2.82 x 3.29)



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



BEDROOM FIVE

7'6" x 10'10" (2.31 x 3.31)



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

FAMILY BATHROOM

5'6" x 7'1" (1.70 x 2.16)



Has a white suite comprising: panel bath with chrome tap over and mains shower above with glass shower screen, close coupled w/c, pedestal handbasin with chrome tap over, chrome heated towel rail, fully tiled around the bath area and half tiled around the handbasin/w.c area and tiled flooring.

EXTERIOR

FRONT



To the front of the property is a paved pathway which leads to the front entrance door, the rest is mainly laid to lawn with mature borders and low level perimeter hedging.

SIDE

To the side of the property is a tarmacked driveway with space for 2/3 cars which leads to an single garage, a wooden pedestrian access gate give access to the rear.

REAR



Can be accessed via the wooden pedestrian access gate down the side of the property or the bi-fold doors in the living area where you will step out onto: a composite decking area which runs along the back of the property and to a further area with space for seating which has a lovely pergola above with sun shades attached, the rest of the garden is beautifully landscaped to provide different areas for you to enjoy, there are raised borders filled with plants and shrubs, graveled areas with decorative paving, further composite decking area to the bottom of the garden with space for seating.





WOODEN BUILT HOME OFFICE

18'6" x 12'2" (5.65 x 3.72)



Currently being used as an office and comes with power, full height windows and double doors.

GARAGE

With an up and over door, power and lighting.

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



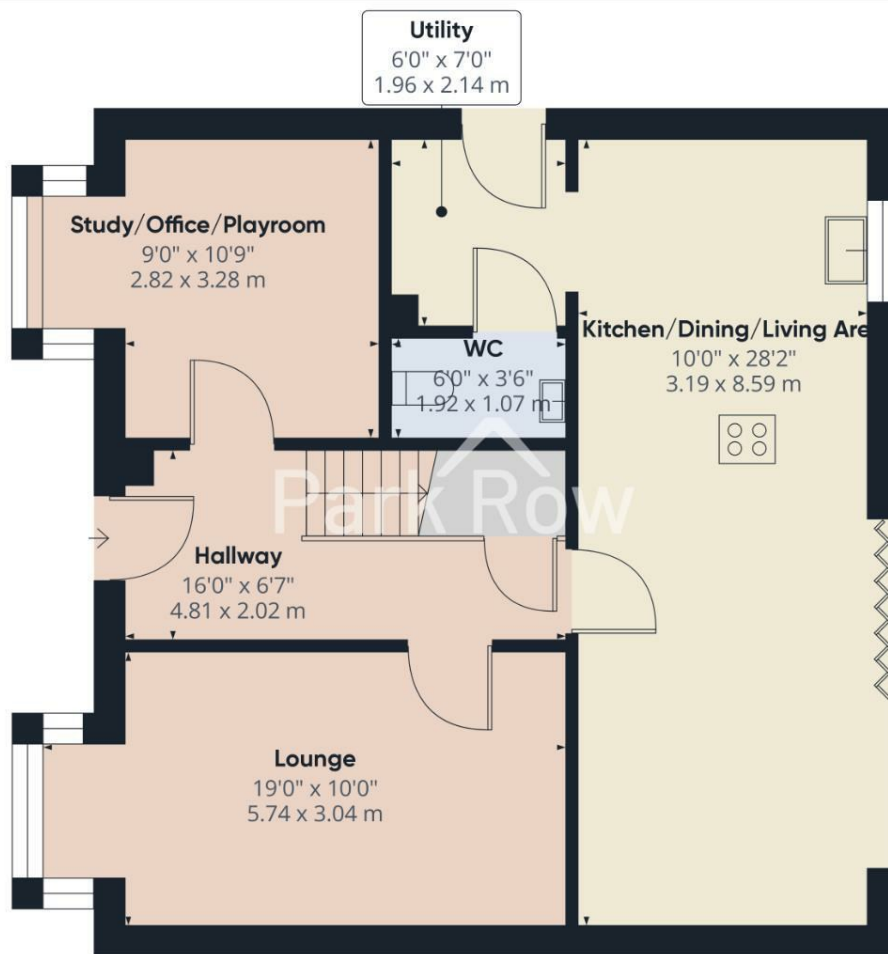
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.





Floor 0 Building 1

Park Row

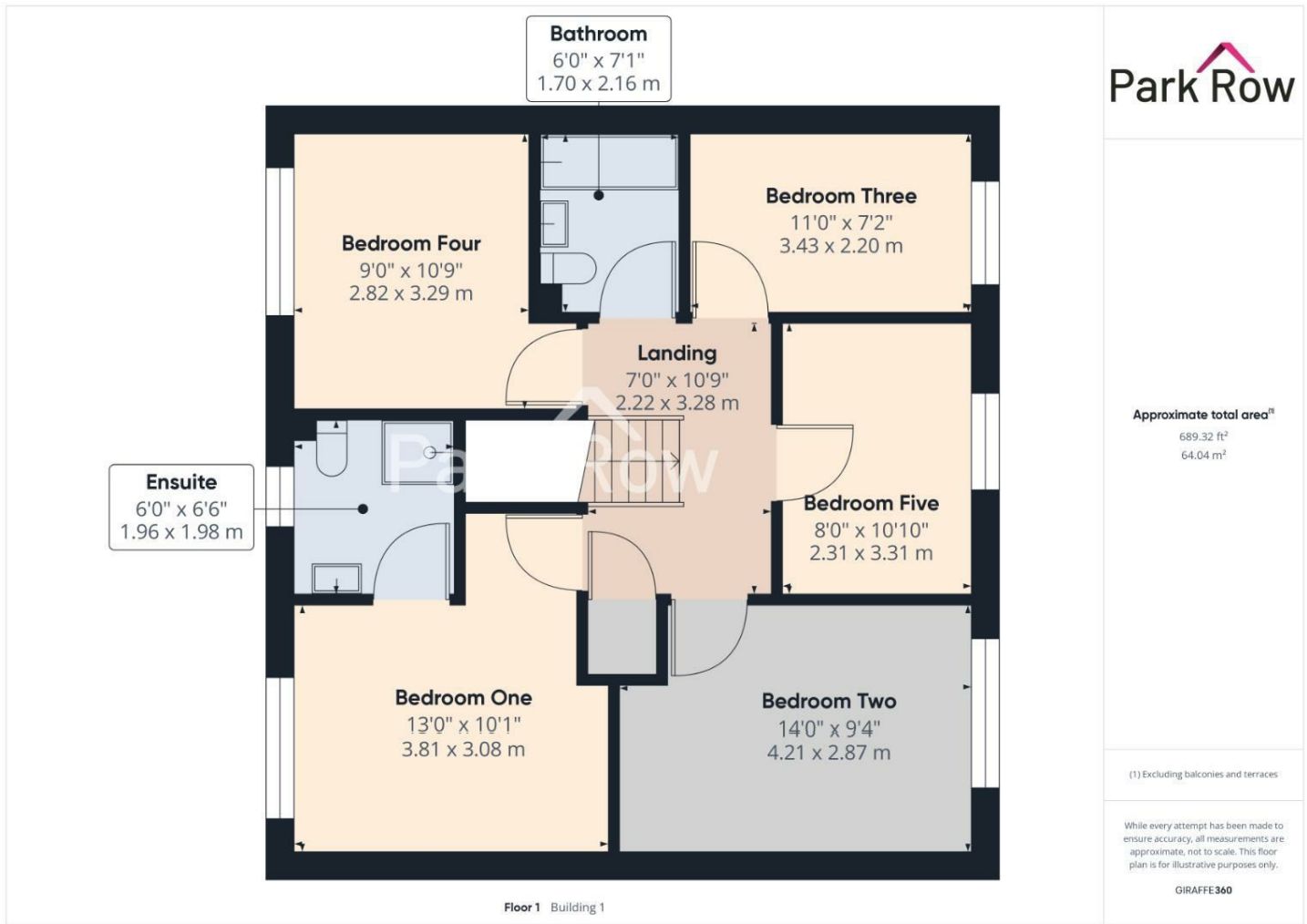
Approximate total area⁽¹⁾

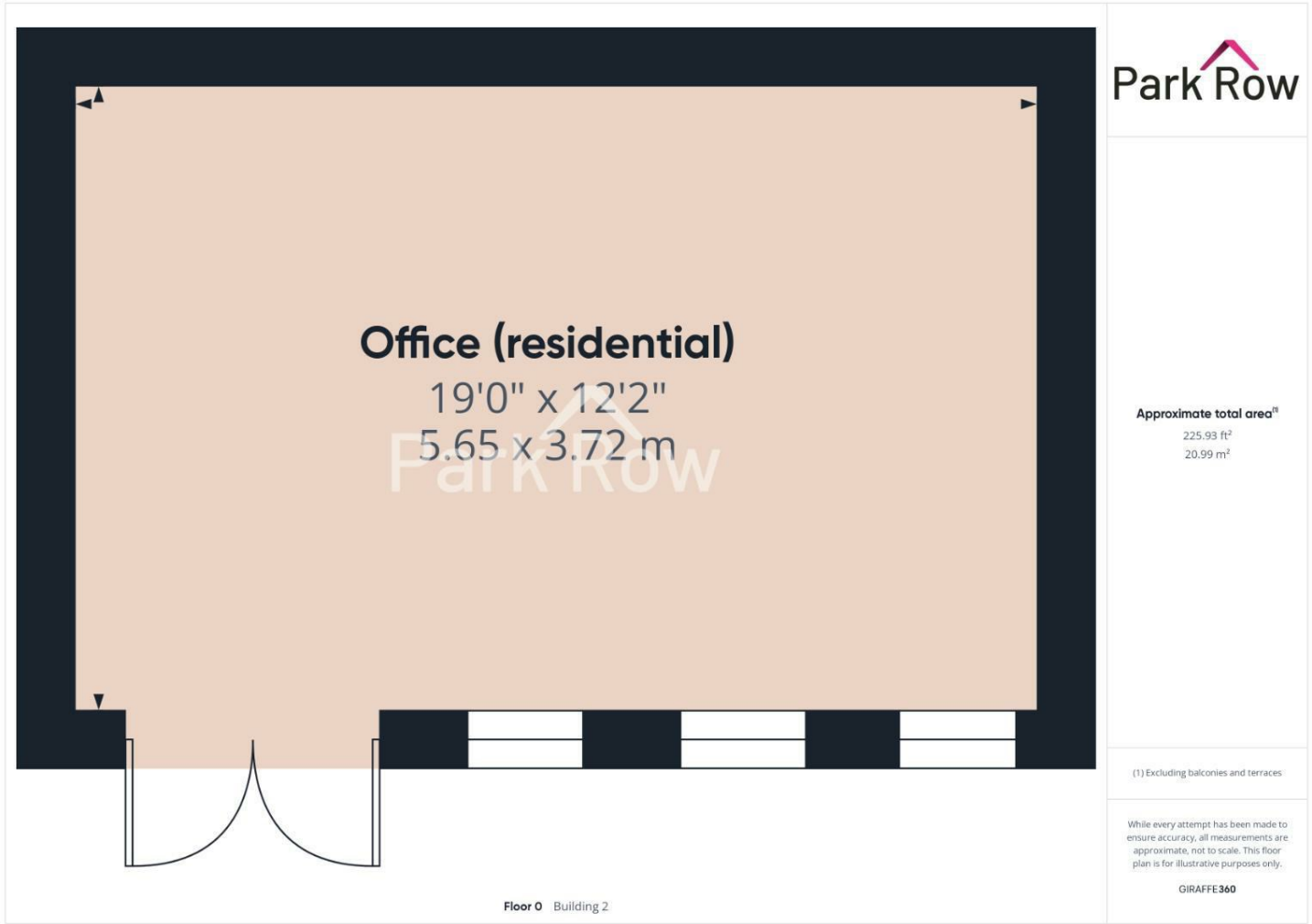
774.46 ft²
71.95 m²

(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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