

# Park Row



**Low Garth Road, Sherburn In Elmet, Leeds, LS25 6DH**

**£210,000**



**\*\*LINK-DETACHED\*\*FOUR BEDROOMS\*\*PARKING\*\*GARDENS\*\*BAGS OF POTENTIAL\*\***

Situated in the ideal location for growing families in the popular village of Sherburn in Elmet, this link-detached home with bags of potential includes: parking, gardens to the front and the rear, downstairs shower room and has potential for much more!

EPC Rating D Council Tax Band D - Selby District Council

**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 THURSDAY, 5.30 FRIDAYS, AND 1.00 SATURDAYS.**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a black uPVC door with two glass side panels which leads into;

### ENTRANCE HALLWAY

uPVC double glazed window to the side elevation and doors which lead into;

### INNER HALLWAY

Stairs to first floor accommodation and doors which lead into;

### LOUNGE/DINER



uPVC double glazed bay window to the front elevation, uPVC double glazed French doors to the rear elevation, two central heating radiators, coving to ceiling, television and telephone points, laminate flooring and a door which leads into



### KITCHEN



uPVC double glazed window to the rear elevation, base and wall units in a light oak shaker style finish, roll edge laminate worktops, single stainless drainer sink with chrome mixer tap over, four ring gas hob with extractor over, space and plumbing for dishwasher, space for free standing fridge/freezer plus a door which leads into the rear hallway

## BEDROOM FOUR



uPVC double glazed window to the front elevation, electric wall heater, laminate flooring, door leading to storage cupboard and a further door which leads into;

## BEDROOM ONE



uPVC double glazed window to the rear elevation, central heating radiator, laminate flooring and a television point.

## BEDROOM TWO



## REAR HALLWAY

uPVC double glazed window to the rear elevation, uPVC stable door leading to the rear and internal door which leads into;

## SHOWER ROOM

uPVC double glazed obscure window to the rear elevation, white suite; comprising corner shower cubicle with mains shower, wash basin plus a close coupled w/c.

## FIRST FLOOR ACCOMMODATION

### LANDING

uPVC double glazed full length window to side elevation, cupboard which houses the boiler and doors which lead into;



uPVC double glazed window to the front elevation, central heating radiator and laminate flooring.

### BEDROOM THREE



uPVC double glazed window to the front elevation, central heating radiator, laminate flooring plus built in wardrobes with sliding doors.

### FAMILY BATHROOM



uPVC double glazed obscure window to the rear elevation, white suite comprising; corner bath with chrome taps over and shower attachment, closed coupled w/c, pedestal hand basin with chrome tap over, corner shower cubicle with mains shower, extractor to wall, spotlights to ceiling, fully tiled around the shower cubicle and half tiled to remaining walls

### EXTERIOR

### FRONT



Concrete and gravel driveway which leads to the front entrance, hedging to the left hand side and low brick wall to the right, pedestrian gate to the left which leads to the rear.

### REAR



Accessed via the pedestrian access gate at the side of the property, the stable door in the rear hallway or the double French doors in the dining room where you will step out onto a stone pathway with stone circle area with space for seating, the rest is mainly gravelled with paving, space for shed, outside tap, outside lighting plus wooden perimeter fencing to all the sides and rear

### 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.

## 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.

## 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains  
Gas: Mains  
Sewerage: Mains  
Water: Mains/Metered

Broadband: Fibre (FTTP)  
Mobile: 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.

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: D

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.

## 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.

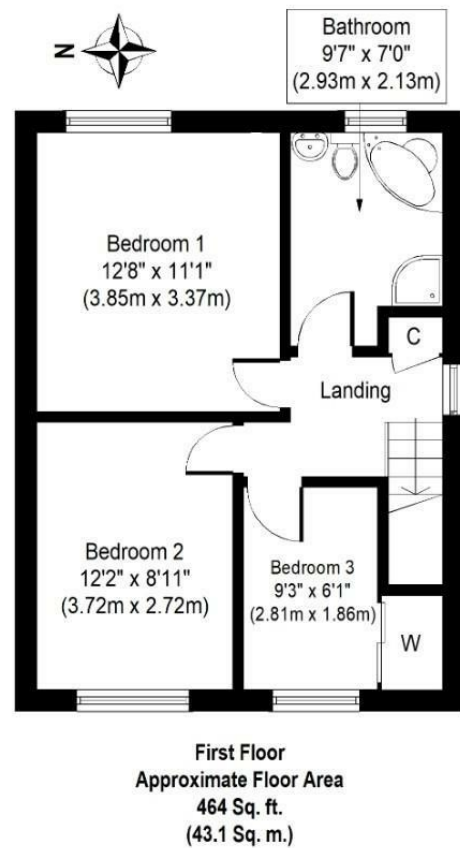
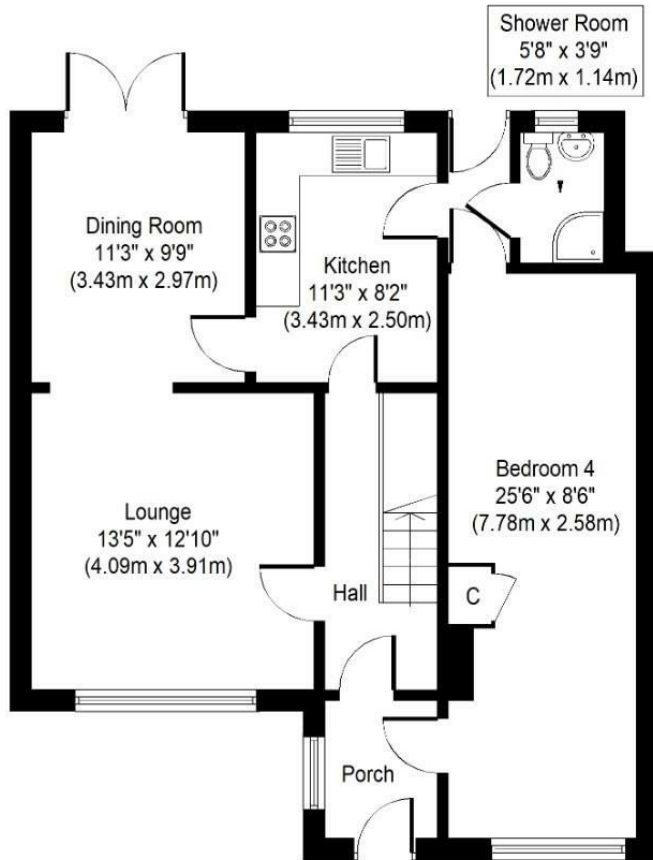
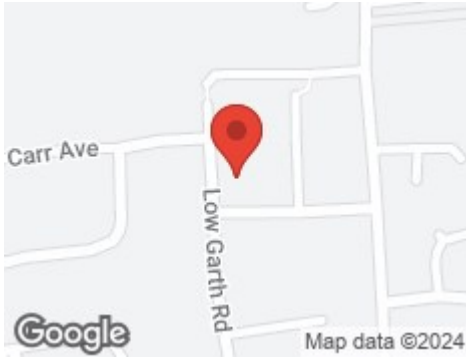
To arrange a no obligation appointment please contact your local office.

## OPENING HOURS

CALLS ANSWERED :  
Mon, Tues, Wed, 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 & CASTLEFORD - 01757 241124 / 01977 558480  
SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133



**Total Approximate Floor Area**  
**1241 Sq. ft.**  
**(115.3 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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