

# Park Row



## Brunswick Crescent, Sherburn In Elmet, Leeds, LS25 6GE

£156,000



**\*\*80% DISCOUNTED SALE SCHEME(CONDITIONS APPLY)\*\*END-TERRACE\*\*TWO BEDROOMS\*\*GROUND FLOOR W/C\*\*PARKING\*\*GARDENS\*\*PERFECT FOR FIRST TIME BUYERS\*\***

Nestled in the charming Brunswick Crescent of Sherburn In Elmet, Leeds, this delightful end terrace house is a perfect opportunity for first-time buyers. Boasting a cosy reception room, two snug bedrooms, and a convenient downstairs W.C., this property offers a comfortable living space. With a discounted sale price (conditions apply), this home presents an excellent chance to step onto the property ladder.

The property's 562 sq ft area provides ample space for daily living, while the enclosed rear garden offers a private outdoor retreat. Additionally, having parking for one vehicle ensures convenience for residents. Whether you're looking to start your homeowner journey or seeking a cozy space to call your own, this end terrace house in Sherburn In Elmet is an ideal choice.

**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!**



## DISCOUNTED SALE SCHEME

The property is part of the Discount for Sale scheme which means there are restrictions within your transfer that state you must sell your property at 80% of the open market value.

There are certain criteria that will need to be met by any buyer. The terms of the eligibility are:

1. Household income of no more than £80,000 per year
2. First time buyer or used to own a home but, cannot now afford to buy one without the scheme
3. Unable to purchase a property of this value on the open market
4. Able to finance purchasing the property share, monthly rent and service charge (if applicable), as well as other costs associated with purchasing a property.
5. Lives within the Selby District (for at least 6 months, or at least 3 years out of the last 5, or has been employed in the Selby District for the last 6 months).

Any buyer can fill out an online application to check, and which will count as the initial qualifying stage that can be found at:

<https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwnership#Page=0>

Once you have initially been approved and the seller is happy to go ahead with the sale, you would need to provide the following to support your application:

1. Proof of Income
2. Proof of Identification
3. Mortgage in Principle
4. Proof of Deposit
5. Proof of Address (Bank statement or utility bill within the last three months)
6. Last 3 months wage slips and P60

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a grey composite door with two double glazed obscure panels inserts which leads into;

### ENTRANCE HALLWAY

8'9" x 3'3" (2.69 x 1.01)



Stairs which lead up to the first floor accommodation, central heating radiator and internal doors which lead into:

### DOWNSTAIRS W/C

5'6" x 3'0" (1.68 x 0.92)

Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, central heating radiator plus a hand basin with chrome taps over and tiled splashback.

### LOUNGE

13'9" x 9'11" (4.21 x 3.03)



Double glazed window to the front elevation, central heating radiator, electric point for a wall mounted television, broadband points, a door which leads into an under-stairs storage cupboard plus a further internal door which leads into;



wall and base units with stainless steel handles, roll-edge wood-effect laminate worktop, built in electric oven, four ring gas hob with a built in extractor fan over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, space for a dining table and chairs for four people, central heating radiator and double glazed patio doors which lead out to the rear garden.



**KITCHEN/DINER**  
7'9" x 13'3" (2.37 x 4.05)



Double glazed window to the rear elevation, white wooden



**BEDROOM ONE**  
11'11" x 13'3" (3.65 x 4.05)



Two double glazed windows to the front elevation, doors leads into storage cupboard and a central heating radiator.

**FIRST FLOOR ACCOMMODATION**

**LANDING**

Loft access and internal doors which lead into;



## BEDROOM TWO

9'8" x 6'10" (2.95 x 2.09)



Double glazed window to the rear elevation, television points and a central heating radiator.

## FAMILY BATHROOM

6'3" x 6'3" (1.92 x 1.91)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with mains shower above and a glass shower screen, central heating radiator and fully tiled around the bath and half tiled around the handbasin plus w/c.

## EXTERIOR

## FRONT



To the front of the property there is a paved pathway which leads to the entrance door plus down the side of the property to the rear garden, tarmac driveway with space for a vehicle and a patch of lawn.

## REAR



Accessed via the gate from the front of the property or through the double doors in the kitchen/dining room and the full garden includes; outdoor storage on top of a decked area, wooden decked area to the bottom of the garden with wooden built planters and space for seating, perimeter wooden fencing to all three sides and the rest is mainly laid to lawn.



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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

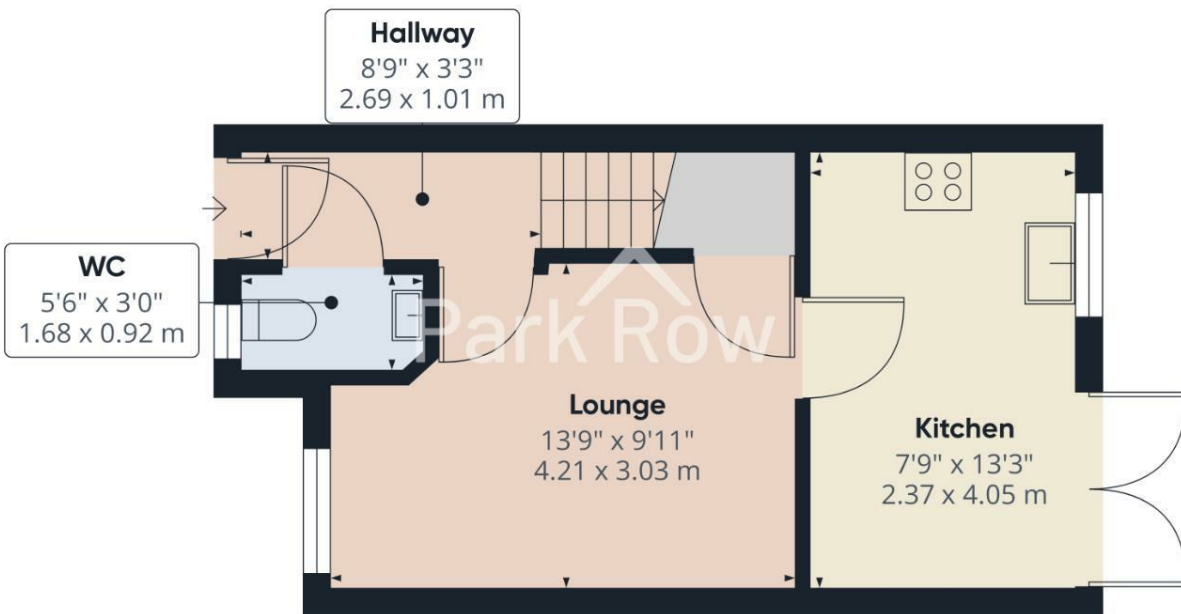
Strictly by appointment with the sole agents.

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<sup>(1)</sup>  
303 ft<sup>2</sup>  
28.15 m<sup>2</sup>

(1) Excluding balconies and terraces

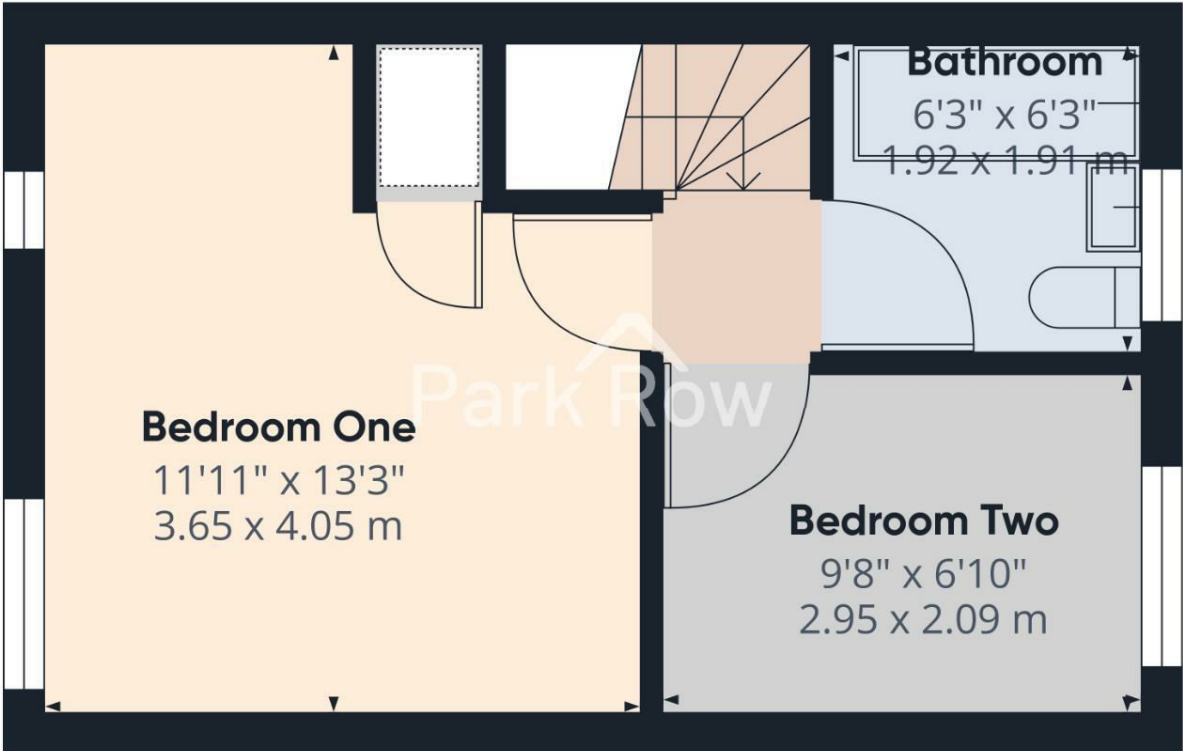
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0





Approximate total area<sup>(1)</sup>  
259.09 ft<sup>2</sup>  
24.07 m<sup>2</sup>

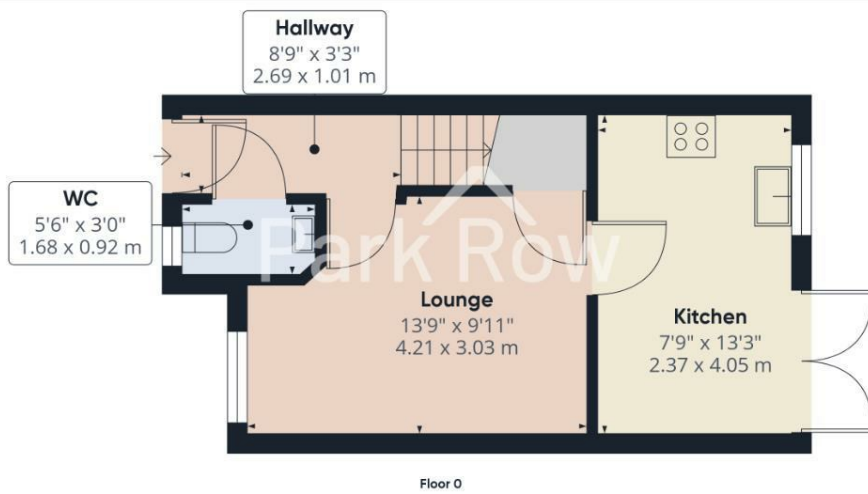
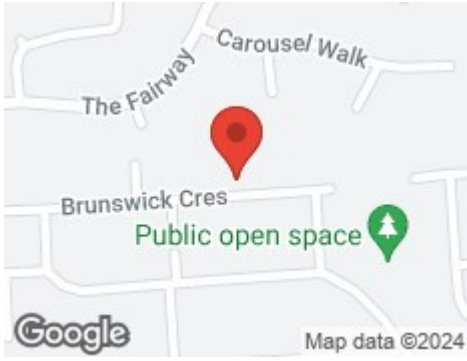
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Floor 1





**Park Row**

Approximate total area<sup>n</sup>  
562.09 ft<sup>2</sup>  
52.22 m<sup>2</sup>

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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