

# Park Row



## Garden Lane, Sherburn In Elmet, Leeds, LS25 6AT

Offers In Excess Of £200,000



MID TERRACE\*\*TWO BEDROOMS\*\*ORIGINAL FEATURES\*\*STUNNING THROUGHOUT\*\*BUILT IN WARDROBES\*\*ENCLOSED REAR GARDEN\*\*IDEAL FOR FIRST TIME BUYERS/OR BUYERS WANTING TO DOWNSIZE\*\*BESPOKE BUILT IN WARDROBES TO BEDROOM ONE\*\*

Nestled on the charming Garden Lane in Sherburn In Elmet, Leeds, this mid-terrace house is a true gem waiting to be discovered. Boasting a delightful mix of original features and contemporary touches, this property exudes character and style and has quality brass toggle light switches and face plates and 'Bespoke' fitted wardrobes to bedroom one and so much more!

As you step inside, you are greeted by a lovely reception room, complete with log burner, adding warmth and charm to the living space, perfect for relaxing or entertaining guests. With two inviting bedrooms, there is ample space for a small family or those looking for a spare room or home office.

Outside, the enclosed rear garden provides a private oasis, ideal for enjoying a morning coffee or hosting summer barbecues with friends and family.

Whether you're a first-time buyer looking to step onto the property ladder or a buyer wishing to downsize then this charming home, in a desirable location, is a must-see. Don't miss the opportunity to make this stunning mid-terrace house your own - book a viewing today and experience the allure of Garden Lane living in 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!



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a composite wood grain effect door with double glazed glass panel insert which leads into:

### LOUNGE

12'9" x 13'6" (3.89 x 4.13)



Double glazed 'Georgian' sash window to the front elevation, central heating radiator, log burner set on a stone hearth with original lintel above, beams to the ceiling, built in book shelves, television unit, opening leads through to the kitchen and other opening leads through to the stairwell and has two 'bespoke' sliding doors which close off both openings.



## KITCHEN

9'3" x 8'11" (2.83 x 2.73)



Double glazed window to rear elevation, base and wall units in a cream shaker style finish, square edge worktops with subway tiled splashbacks, one and half ceramic sink with pull out spray tap over, four ring gas hob with extractor over and electric oven below, space and plumbing for washing machine, space for freestanding fridge/freezer, spotlights to the ceiling, bespoke shelving and a composite door with Georgian effect double glazed glass panel insert leads into the rear garden.



## INNER LOBBY

With staircase leading to the first floor accommodation, central heating radiator, and door gives access to:

## BATHROOM

4'9" x 6'3" (1.45 x 1.93)



Has a white suite comprising: shower cubicle with mains shower above and chrome fittings, close coupled w.c and quarter Belfast ceramic sink with chrome mixer tap over and white high gloss storage cupboard beneath, chrome heated towel rail, ceiling downlights and wall mounted electric extractor fan and double glazed obscure glass window to the rear elevation.

## FIRST FLOOR ACCOMMODATION

### LANDING

2'7" x 2'11" (0.81 x 0.90)

Double glazed window to the side elevation half way and has doors leading off:

### BEDROOM ONE

12'10" x 11'8" (3.92 x 3.58)



Has great ceiling height and ample space for a 'Kind Size Bed', double glazed 'Georgian' sash window to the front elevation, traditional cast iron fireplace, central heating radiator, loft

access, gorgeous paneled feature wall with mounted articulate lighting, television point, bespoke shaker style built in wardrobes with storage above.



## BEDROOM TWO

9'4" x 8'10" (2.87 x 2.71)



Double glazed wood grain effect window to the side elevation, exposed beam to the ceiling and has a central heating radiator.

## EXTERIOR

### FRONT



To the front of the property there is access to the property from the street.

## REAR



Accessed via the door in the kitchen or the pedestrian access gate where you will step out onto a gravelled area which leads round to the rear garden, stone built outhouse which has lighting but has the potential to have electrical sockets installed, outside tap, decked area with space for seating, further decking area with space for cooking with electrical sockets, fully enclosed with perimeter fencing and stone walls.





### 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

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

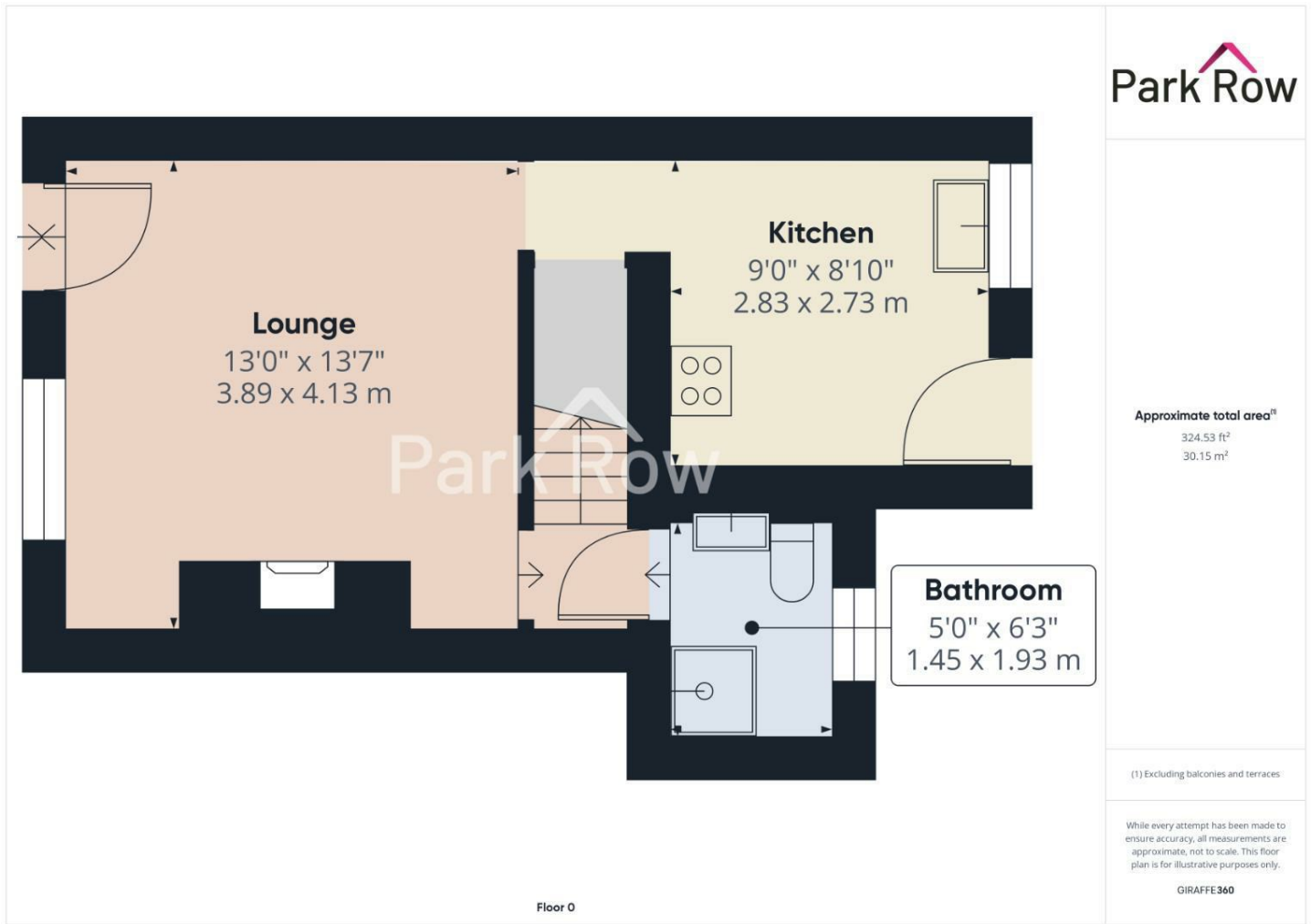
CASTLEFORD - 01977 558480

### **VIEWINGS**

Strictly by appointment with the sole agents.

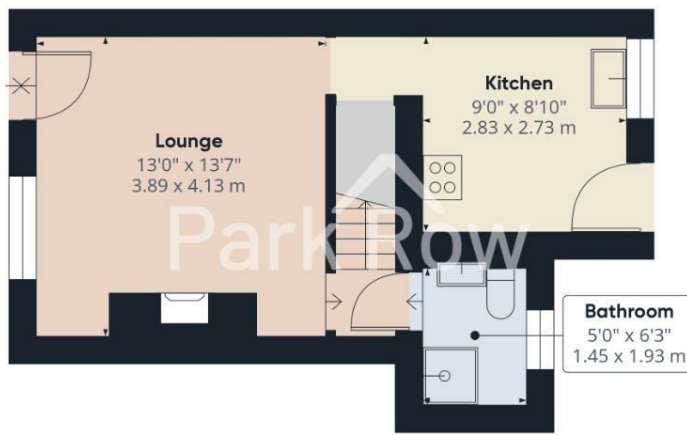
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



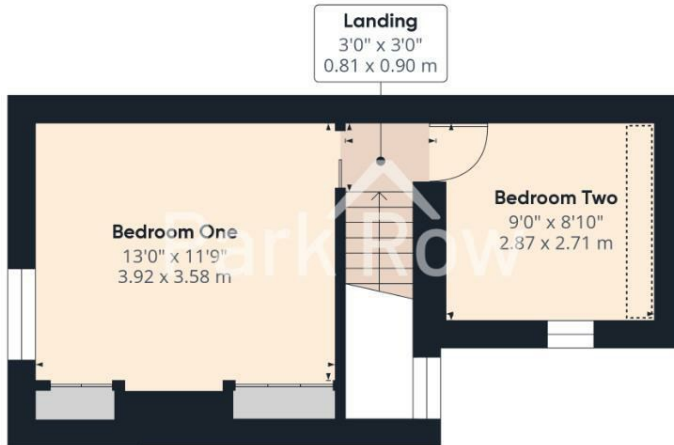








Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>

587.28 ft<sup>2</sup>  
54.56 m<sup>2</sup>

Reduced headroom

11.3 ft<sup>2</sup>  
1.05 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.

GIRAFFE 360

**T** 01977 681122  
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