

Park Row



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

Offers In Excess Of £210,000



****END-TERRACE**TWO BEDROOMS**FIRST TIME BUYERS DREAM**SPACIOUS FRONT AND BACK GARDENS**DRIVEWAY**SUMMERHOUSE/HOMEOFFICE**BEAUTIFULLY PRESENTED**ONE NOT TO BE MISSED****
Nestled in the charming Brunswick Crescent of Sherburn In Elmet, Leeds, this end terrace house is a true gem awaiting its new owners. Boasting a delightful blend of comfort and convenience, this property is a first-time buyer's dream come true.

Upon entering, you are greeted by a beautifully presented interior that exudes warmth and style. With one reception room, two cosy bedrooms, and a modern bathroom, this home offers the perfect space to unwind and relax.

One of the standout features of this property is its spacious plot, complete with sizeable gardens at both the front and back. Imagine enjoying sunny afternoons in your own outdoor sanctuary, surrounded by lush greenery and tranquility.

Parking will never be an issue with a driveway that can accommodate multiple vehicles, making hosting gatherings a breeze. Additionally, the presence of a summerhouse with power opens up endless possibilities - whether it's a home office, a creative studio, or simply a peaceful retreat.

The open plan kitchen/dining/living room is ideal for both everyday living and entertaining, creating a seamless flow throughout the home. Convenience is key with the inclusion of a downstairs w/c, adding a touch of practicality to this already charming abode.

In conclusion, this property on Brunswick Crescent is a rare find that offers a perfect blend of comfort, style, and functionality. With its move-in ready condition, spacious gardens, and versatile living spaces, this home is sure to capture the hearts of those seeking a peaceful retreat in a convenient location.

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 FRIDAY, AND 1.00PM SATURDAY



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter via a white composite door with two double glazed windows within which leads into;

ENTRANCE HALLWAY

Stairs which lead up to the first floor accommodation, central heating radiator and an internal door which leads into;

KITCHEN/DINING/LIVING ROOM



Double glazed window to the front elevation, double glazed double door which leads out to the rear garden, grey shaker-style wall and base units surrounding the kitchen area, integral oven, four ring gas hob with an extractor fan over plus tiled splashback, square edge worktop which extends to create a breakfast bar, space and plumbing for a washing machine, space for a freestanding fridge/freezer, built in under-stairs shoe storage, two central heating radiators plus an internal door which leads into;



DOWNSTAIRS W/C



A white suite which includes; close coupled w/c, pedestal hand basin with chrome taps over and tiled splashback plus a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access and internal doors which lead into;

BEDROOM ONE



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

BEDROOM TWO



Two double glazed windows to the rear elevation and a central heating radiator.



FAMILY BATHROOM



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

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for three vehicles, a paved pathway which leads to the front entrance door and to the rear garden, porch over the entrance door, borders and two circular areas filled with mature trees/bushes, perimeter wooden fencing to the left hand side the the rest is really spacious and mainly laid to lawn.

REAR



Accessed via the pathway from the front of the property via a pedestrian gate or through the double doors in the kitchen/dining/living room where you will step out onto; a paved pathway which leads to the front, wooden decked area with space for seating to the bottom of the garden capturing the most sun, borders and wooden planters surrounding the garden filled with mature bushes/shrubs, access to the summerhouse, perimeter wooden fencing to all three sides and the rest is mainly lawn.





SUMMERHOUSE/ HOME OFFICE



The summerhouse is surrounded by decorative stones and is the perfect space for a home office or just to enjoy the summer months. It includes; power, lighting and space for storage.





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: 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.

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.

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.

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.

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, 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:

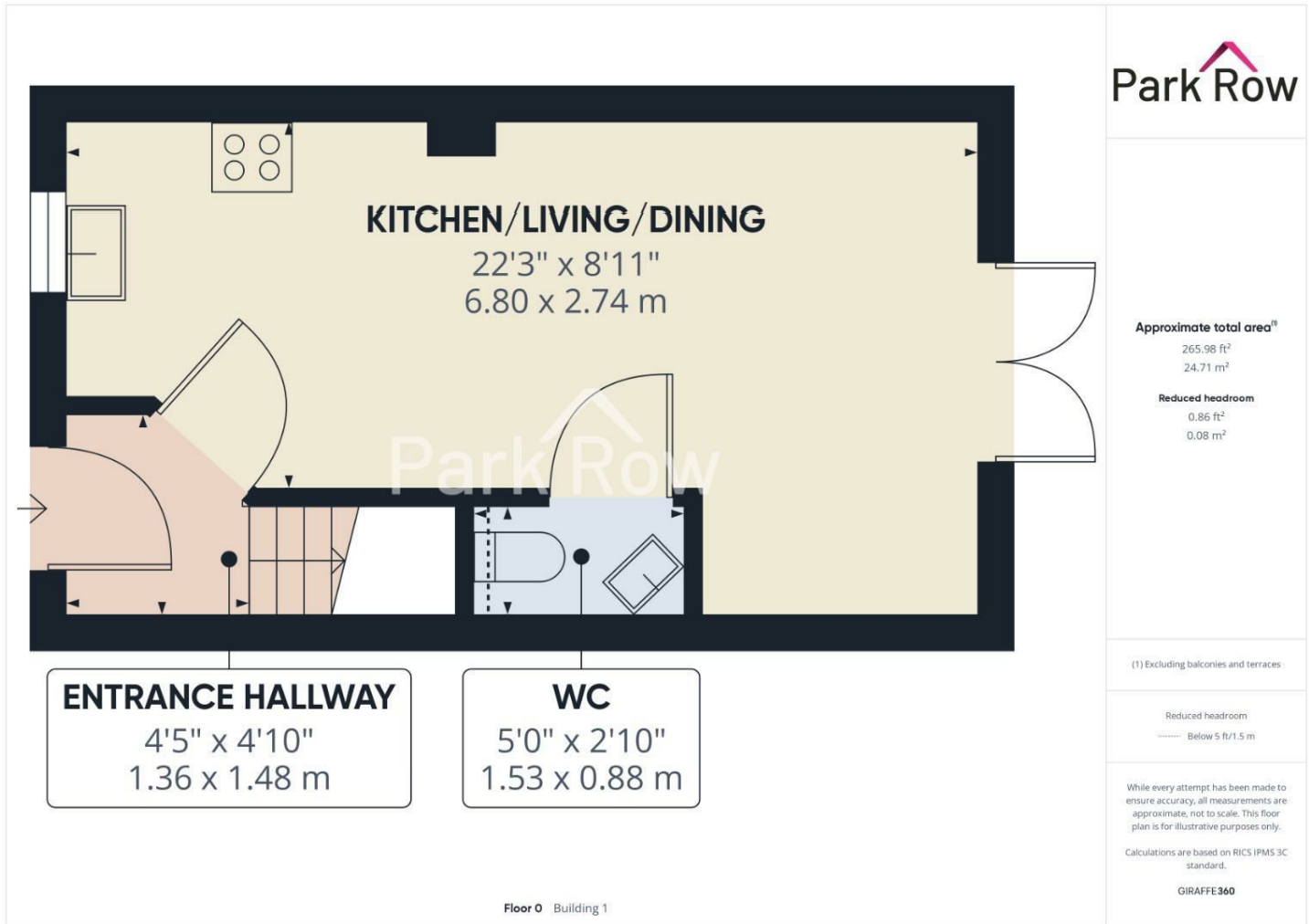
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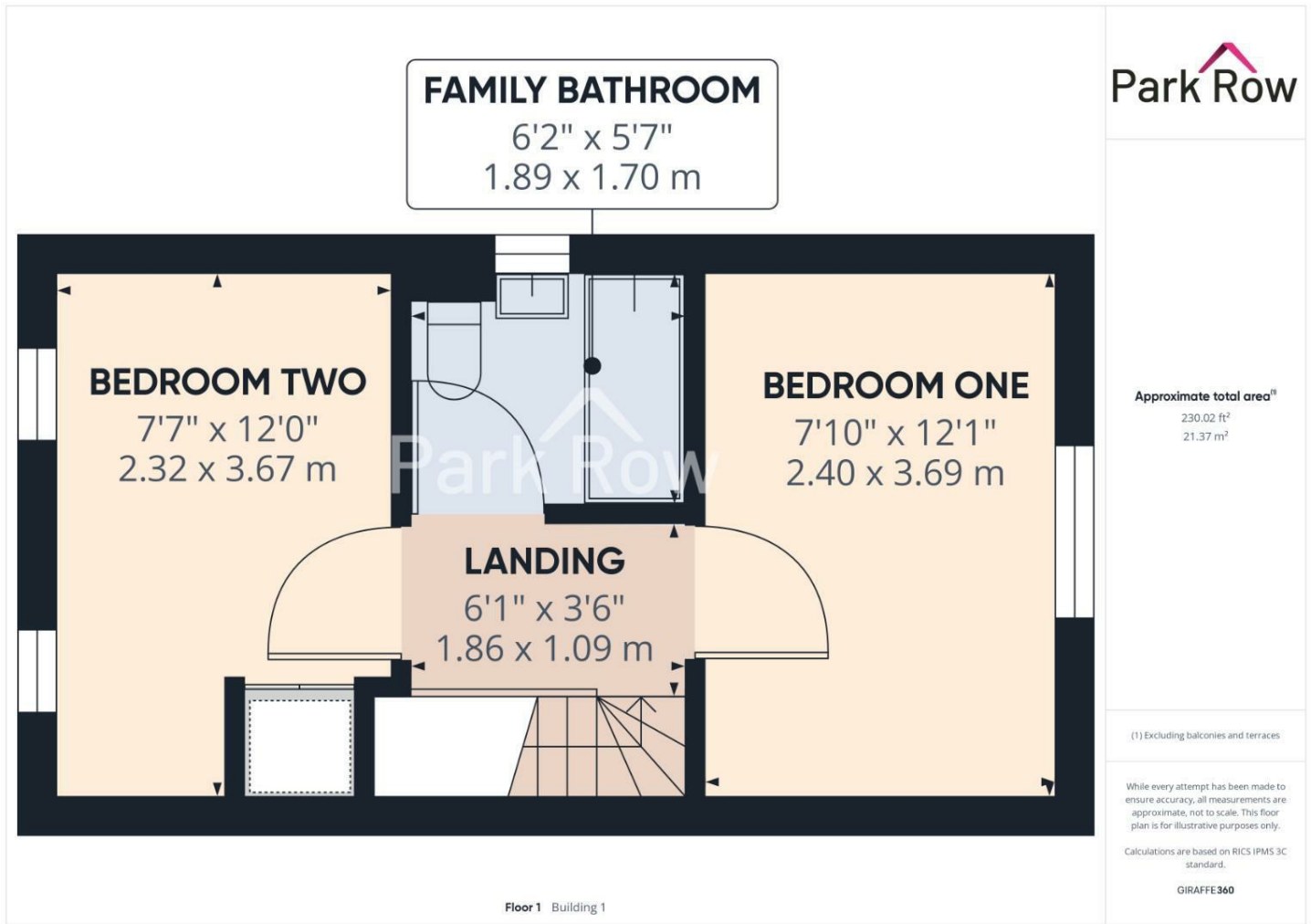
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



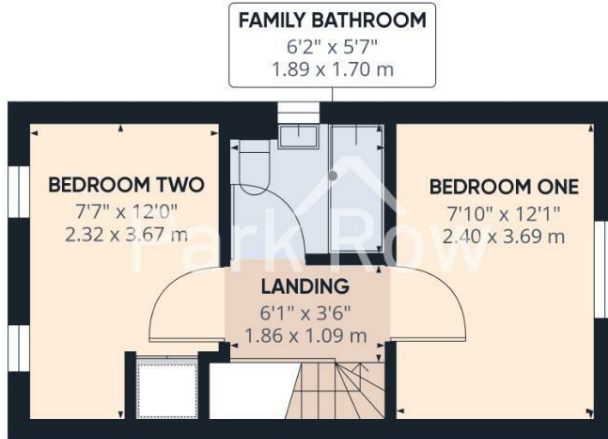




ENTRANCE HALLWAY
4'5" x 4'10"
1.36 x 1.48 m

WC
5'0" x 2'10"
1.53 x 0.88 m

Floor 0 Building 1



FAMILY BATHROOM
6'2" x 5'7"
1.89 x 1.70 m

BEDROOM TWO
7'7" x 12'0"
2.32 x 3.67 m

BEDROOM ONE
7'10" x 12'1"
2.40 x 3.69 m

LANDING
6'1" x 3'6"
1.86 x 1.09 m

Floor 1 Building 1

Approximate total area⁽¹⁾
496 ft²
46.08 m²

Reduced headroom
0.86 ft²
0.08 m²

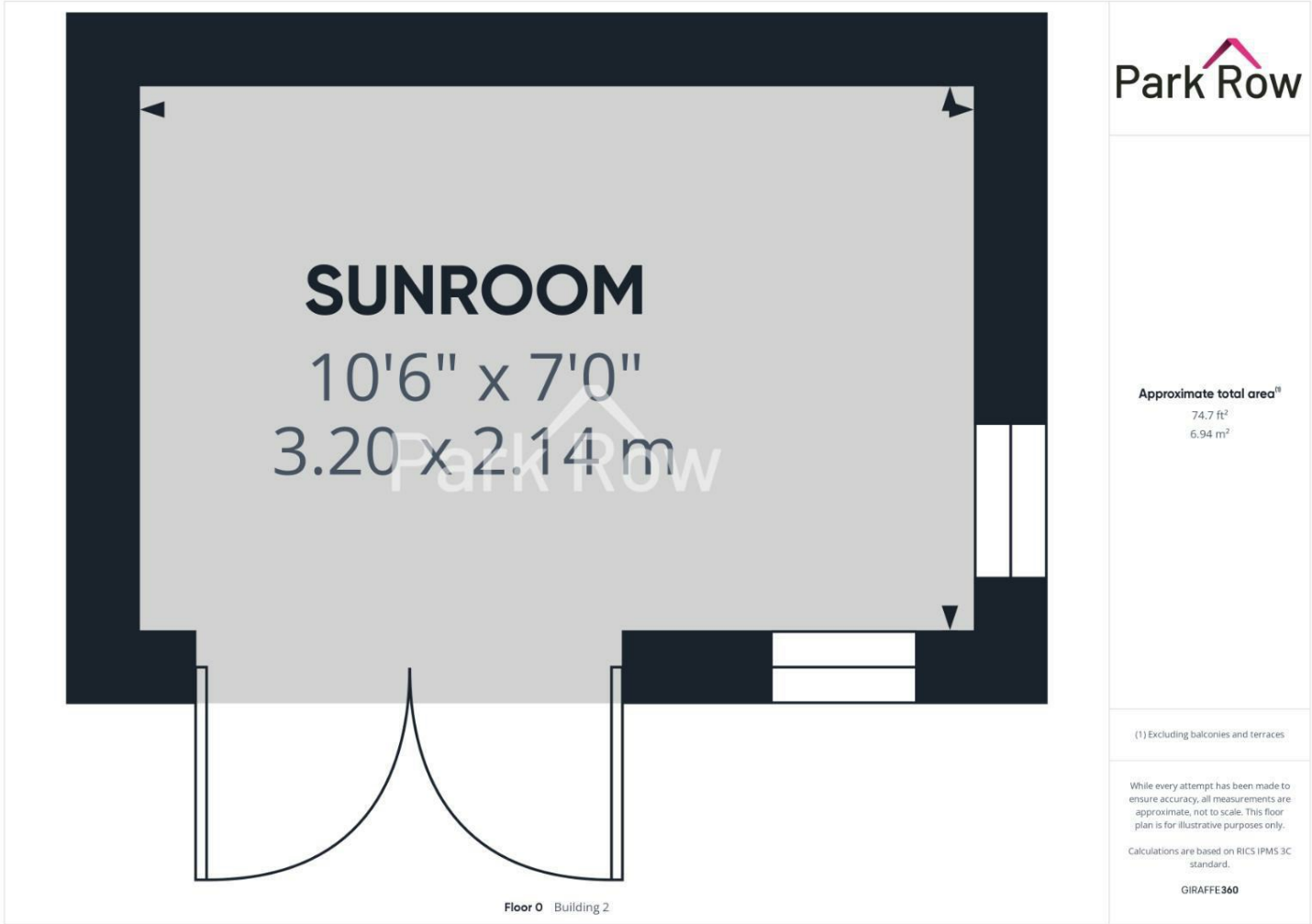
(1) Excluding balconies and terraces

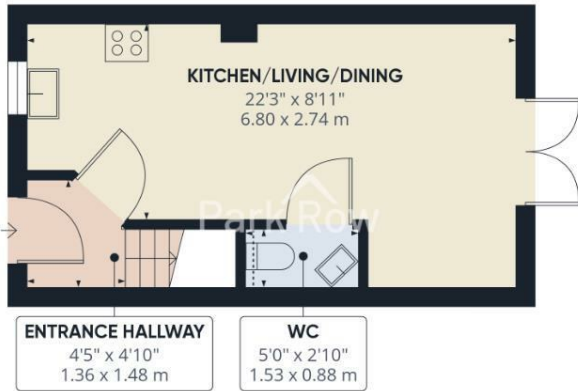
Reduced headroom
Below 5 ft/1.5 m

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

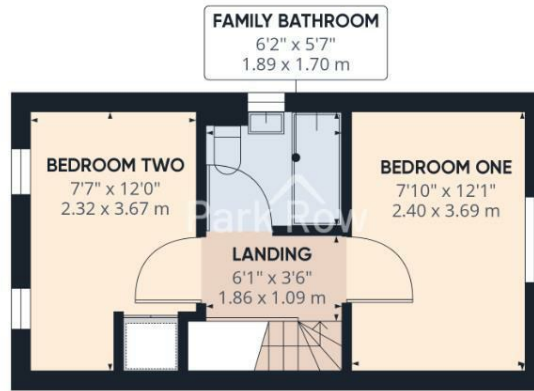
Calculations are based on RICS IPMS 3C standard.

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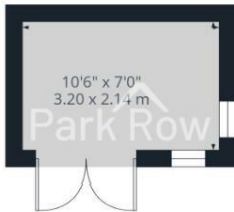




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Park Row

Approximate total area⁽¹⁾

570.7 ft²
53.02 m²

Reduced headroom

0.86 ft²
0.08 m²

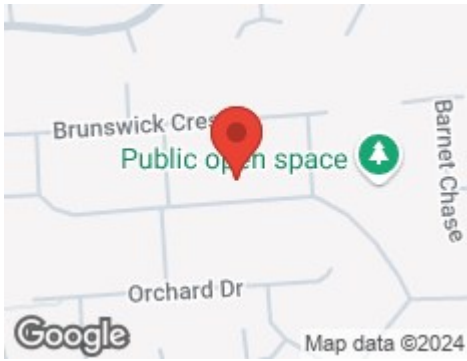
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