

Park Row



Low Street, Sherburn In Elmet, Leeds, LS25 6BB

Offers In Excess Of £500,000



****DETACHED FAMILY HOME**FOUR BEDROOMS**GARAGE**DRIVEWAY**BEAUTIFUL GARDENS**TWO EN-SUITES**UTILITY**SNUG**DOWNSTAIRS W/C**BEAUTIFULLY PRESENTED THROUGHOUT****

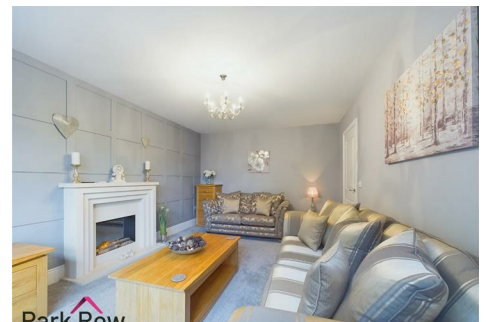
Nestled in the charming Low Street of Sherburn In Elmet, Leeds, this detached family home is a true gem awaiting its new owners. Boasting 3 reception rooms, 4 bedrooms, and 3 bathrooms, this property offers ample space for comfortable living.

Situated in the sought-after Red Row Estate, this residence is ideal for families looking for a peaceful yet vibrant community to call home. The property features a garage and parking at the front, along with stunning front and rear gardens, perfect for enjoying the outdoors in style.

Step inside to discover two en-suites and a modern downstairs w/c, all elegantly presented for your convenience. The open plan kitchen dining room is a highlight, seamlessly flowing out to the rear garden, while a cosy snug offers another lovely space to relax and entertain.

Additionally, a utility room and a generously sized lounge provide practicality and comfort in equal measure. This property truly offers a blend of modern living and traditional charm, making it a must-see for those seeking a new place to create lasting memories.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door with obscure double glazed inserts which leads into;

ENTRANCE HALLWAY

15'7" x 5'7" (4.77 x 1.72)



Double glazed window to the front elevation, central heating radiator, herringbone-style flooring, stairs which lead up to the first floor accommodation and internal doors which lead into;

LOUNGE

16'11" x 11'10" (5.17 x 3.63)



Double glazed window to the front elevation, decorative log burning fire set within a fireplace with a marble hearth plus a wooden surround, light grey panelled feature wall, broadband points and a central heating radiator.



DOWNSTAIRS W/C

6'0" x 3'5" (1.85 x 1.06)



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, chrome towel radiator and half tiled walls.

SITTING ROOM

9'10" x 9'4" (3.01 x 2.86)



Double glazed sliding doors which lead out to the rear garden, central heating radiator and an electric point for a wall mounted television.

KITCHEN/DINING

19'9" x 11'9" (6.03 x 3.59)



Double glazed window to the rear elevation, light grey shaker-style wall and base units surrounding the kitchen area with built in LED lighting, square edge laminate worktop, integral fridge/freezer, built in oven, six ring gas hob with a built in extractor fan over, herringbone-style splashback, integral dishwasher, island to the centre matching the kitchen units with built in shelving to one side, underfloor heating, one and a half stainless steel sink set with a hot tap over within the island, lighting pendants over the space for a dining table and chairs, a door which leads into a cupboard with storage, LED spotlights to the ceiling, a double glazed sliding door with double glazed windows either side which leads out to the rear garden, central heating radiator and an internal door which leads into;





UTILITY
9'4" x 5'1" (2.85 x 1.57)



Composite door with an obscure double glazed window

within which leads to the rear garden, wall and base units to match the kitchen, a cupboard which houses the boiler, stainless steel drainer sink with chrome taps over and space and plumbing for a washing machine and a dryer.

FIRST FLOOR ACCOMMODATION

GALLERY LANDING

16'8" x 8'2" (5.10 x 2.49)



Double glazed window to the front elevation, a door which leads into a cupboard with storage, built in light grey shaker-style storage with seating above plus internal doors which lead into;



BEDROOM ONE

13'3" x 11'8" (4.06 x 3.58)



Double glazed window to the front elevation, built in mirrored wardrobes with space for storage, central heating radiator, electric point for a wall mounted television and an internal door which leads into;





BEDROOM TWO
15'4" x 9'3" (4.69 x 2.84)



ENSUITE
9'8" x 6'5" (2.95 x 1.96)



Double glazed window to the rear elevation, built in shaker-style wardrobes with storage, central heating radiator and an internal door which leads into;



Obscure double glazed window to the side elevation and includes a white suite comprising; fully tiled walk in mains shower with a glass shower screen, close coupled w/c, floating hand basin with chrome taps over, shaver electric point, half tiled to the rest of the walls and a chrome towel radiator.

ENSUITE

6'9" x 6'4" (2.07 x 1.94)



Obscure double glazed window to the rear elevation and includes a white suite comprising; fully tiled walk in mains shower with a glass shower screen, close coupled w/c, floating hand basin with chrome taps over, shaver electric point, built in mirrored corner unit and a chrome towel radiator.

BEDROOM THREE

11'5" x 9'10" (3.50 x 3.00)



Double glazed window to the rear elevation, light grey shaker-style built in wrap around desk built for 2 people with lots of storage, built in matching shelving and further matching built in cupboards to the wall with further shelves.

BEDROOM FOUR

12'0" x 8'10" (3.66 x 2.71)



Double glazed window to the rear elevation, central heating radiator, built in wardrobes with mirrored sections, built in desk with storage, built in shelving and a central heating radiator.



FAMILY BATHROOM

8'5" x 6'2" (2.58 x 1.88)



Obscure double glazed window to the front elevation and includes a white suite comprising; panel bath with a mains shower above and a glass shower screen, floating hand basin with chrome taps over, close coupled w/c, electric shaver point and is fully tiled around the bath.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with space for multiple vehicles, access into the garage, a paved pathway which leads to the entrance, a further paved pathway which leads down the side of the property to the rear garden, various borders filled with mature trees and bushes, outdoor lighting and the rest is mainly lawn.

REAR



Accessed via the pathway at the front through the wooden gate, through the double doors in both the kitchen/dining and the snug plus through a further single door in the utility where you will step out onto; a paved patio area which wraps all along the back of the property and includes circular features, the paved patio area extends to a further circular patio area with space for outdoor seating, circular shaped border filled with bushes, mains spotlights surrounding the garden, curved borders all along the back filled with further bushes and plants, a further semi-circle paved area to the bottom of the garden with further space for outdoor seating, outdoor lighting, perimeter fencing to all three sides and the rest is mainly lawn.





GARAGE

16'7" x 17'7" (5.06 x 5.36)

Accessed via the sage green up and over door with single glazed windows within and it includes; power, lighting and is a fantastic space for storage.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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.

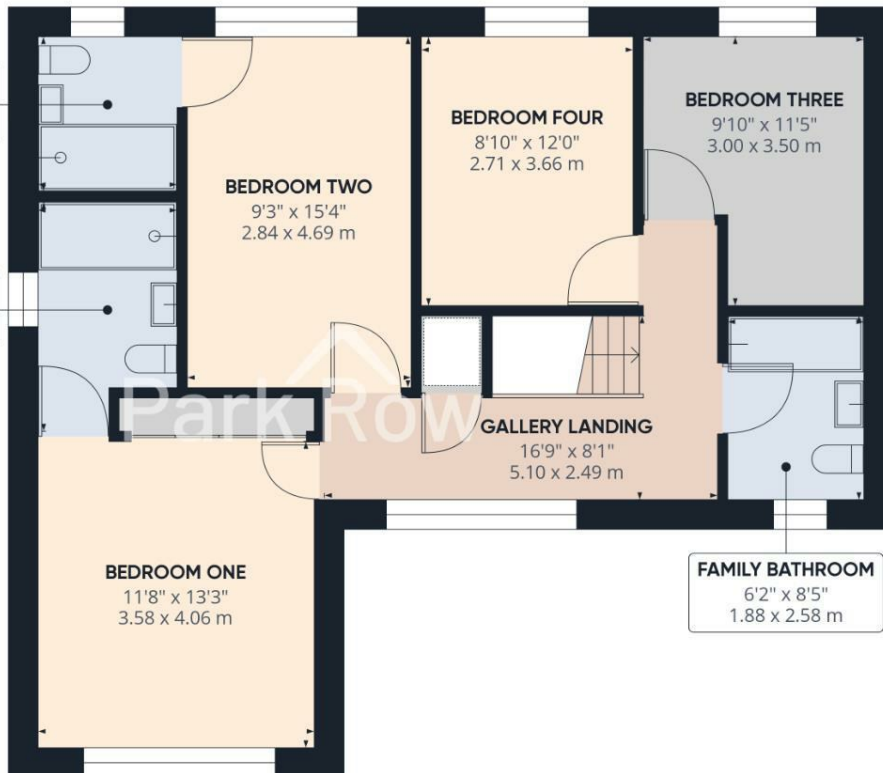






EN-SUITE TO BEDROOM TWO
6'4" x 6'9"
1.94 x 2.07 m

EN-SUITE TO BEDROOM ONE
6'5" x 9'8"
1.96 x 2.95 m



Approximate total area⁽¹⁾
774.68 ft²
71.97 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 1





Floor 0



Floor 1

Park Row

Approximate total area¹
1829.65 ft²
169.98 m²

(1) Excluding balconies and terraces

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