

Park Row

The proactive estate agent



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

£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



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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"



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"



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"



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"



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"



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;





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UTILITY
9'4" x 5'1"



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"



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;



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BEDROOM ONE
13'3" x 11'8"



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;



ENSUITE
9'8" x 6'5"



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.



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BEDROOM TWO
15'4" x 9'3"



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





Floor 0

Park Row

Approximate total area⁽¹⁾
1054.97 ft²
98.01 m²

(1) Excluding balconies and terraces

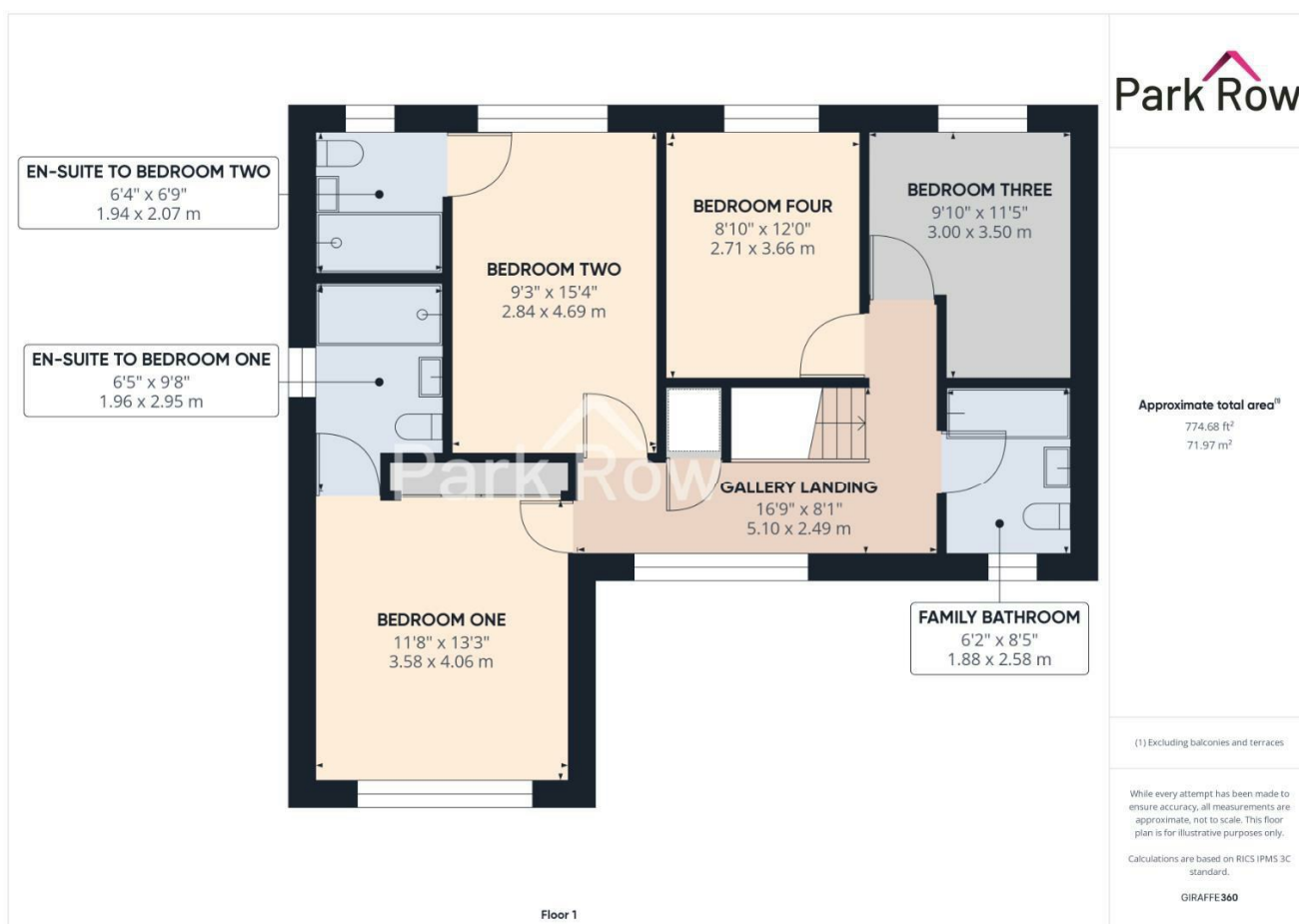
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

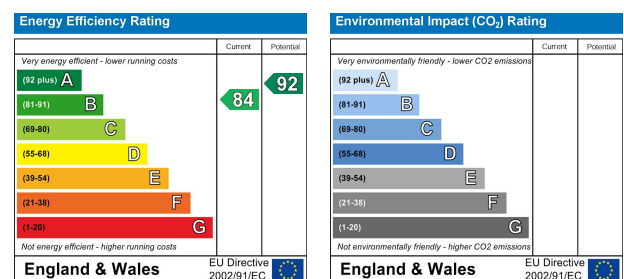
Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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