

Park Row



Moorland Road, Sherburn In Elmet, Leeds, LS25 6PN

Offers In Excess Of £140,000



GROUND FLOOR FLATTWO BEDROOMS**ENSUITE TO BEDROOM ONE**MODERN KITCHEN & BATHROOMS**ALLOCATED PARKING SPACE**NO UPWARD CHAIN****

Welcome to this charming ground floor flat located on Moorland Road in the picturesque village of Sherburn In Elmet, Leeds.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The property boasts two well-appointed bedrooms, offering ample space for a small family, guests, or even a home office.

One of the bedrooms features an ensuite bathroom, providing convenience and privacy. Additionally, there is a modern kitchen, ideal for whipping up delicious meals and creating culinary delights.

Situated in a tranquil area, this flat offers a peaceful retreat from the hustle and bustle of city life. With its convenient location in Sherburn In Elmet, you'll have easy access to local amenities, schools, and transport links.

Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.

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 white double glazed entrance door with glass panels inserts which leads into the communal hallway, entrance door leads into:

ENTRANCE HALLWAY

3'6" x 18'10" (1.08 x 5.76)

Remote intercom for main door, electric wall heater and smoke alarm, two doors which lead into storage cupboards and has internal doors leading off:

LOUNGE

13'6" x 12'8" (4.14 x 3.87)



Double glazed window to the rear elevation and has a wall mounted electric fire.

KITCHEN

13'8" x 10'3" (4.17 x 3.14)



Two double glazed windows to the rear, base and wall units which are cream fronted with chrome handles. Two of the wall units having frosted fronts. One and a half stainless steel drainer sink with chrome mixer tap over set into a wood effect laminate work surface with matching upstand and tiled splashbacks. Brushed steel integrated electric oven. Four ring ceramic hob with brushed steel electric extractor fan having the benefit of downlighting. Integrated fridge, freezer and integrated washer, spotlights to the ceiling, tiled flooring and has a wall mounted electric heater.

BEDROOM ONE

13'5" x 9'7" (4.10 x 2.93)

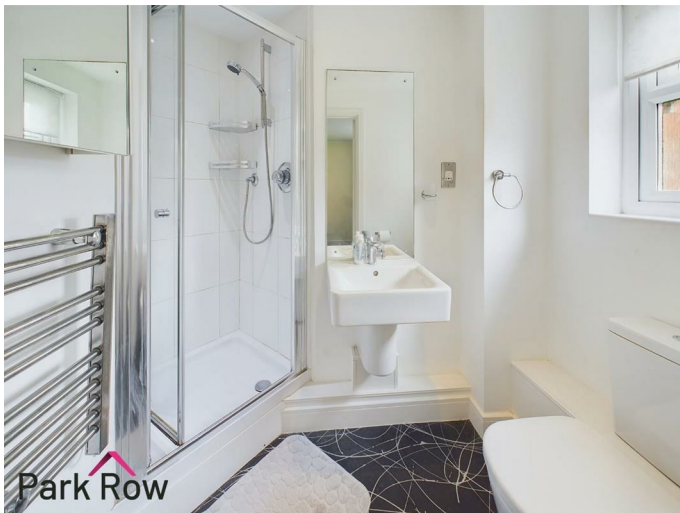


Doubled glazed window to the front elevation, wall mounted electric heater and built in wardrobe with sliding doors.



ENSUITE

5'10" x 4'3" (1.78 x 1.31)



Obscure double glazed window to the front elevation and a white suite which comprises: shower cubicle with mains shower above, floating pedestal handbasin with chrome tap over, shaver point, close coupled w/c, chrome heated towel rail, spotlights to the ceiling and fully tiled within the shower cubicle.

BEDROOM TWO

9'8" x 8'9" (2.96 x 2.68)



Two doubled glazed windows to the rear elevations, wall mounted electric heater.

BATHROOM

5'10" x 7'0" (1.79 x 2.15)



Obscure double glazed window to the front elevation and a white suite which comprises: panel bath with chrome tap over and main shower above with a glass shower screen, floating pedestal handbasin with chrome tap over, shaver point, close coupled w/c, chrome heated towel rail, spotlights to the ceiling and fully tiled around the bath area.

EXTERIOR

FRONT/OUTSIDE



Allocated under cover parking space.

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

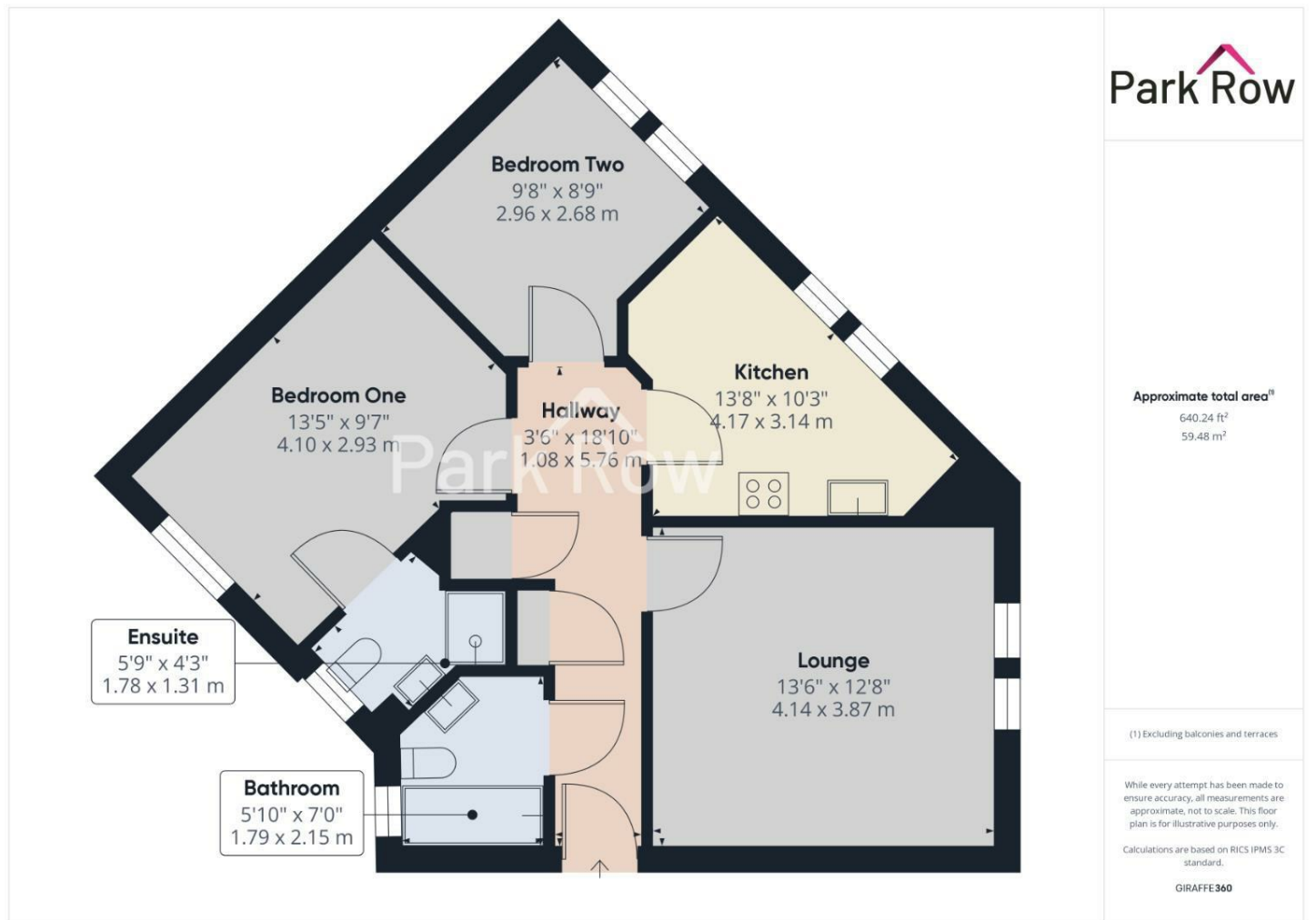
PONTEFRACT - 01977 791133

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.



T 01977 681122
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

