

# Park Row



## Kirkgate, Sherburn In Elmet, Leeds, LS25 6BL

£475,000



**\*\*VICTORIAN PERIOD PROPERTY\*\*SIX BEDROOMS\*\*FILLED WITH ORIGINAL FEATURES THROUGHOUT\*\*PARKING\*\*ENCLOSED REAR GARDEN\*\*OUTBUILDINGS WITH LOTS OF POTENTIAL\*\*STAINED GLASS WINDOWS\*\*IN NEED OF RENNOVATION\*\*NO UPWARD CHAIN\*\***

Nestled in the charming Kirkgate of Sherburn In Elmet, Leeds, this end terrace Victorian period property is a true gem waiting to be polished. Boasting 6 bedrooms and 3 reception rooms, this property offers ample space for a growing family or those who love to entertain.

Although in need of renovation, this house exudes character with its original features that whisper tales of a bygone era. From the stunning stained glass windows to the intricate tiled and wooden flooring, every corner of this property tells a story.

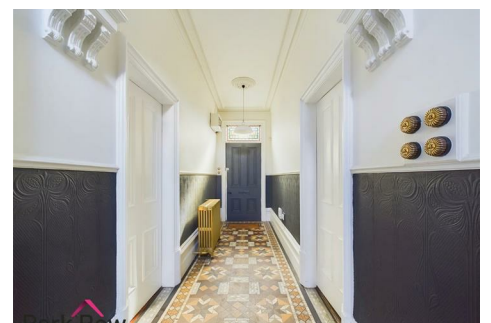
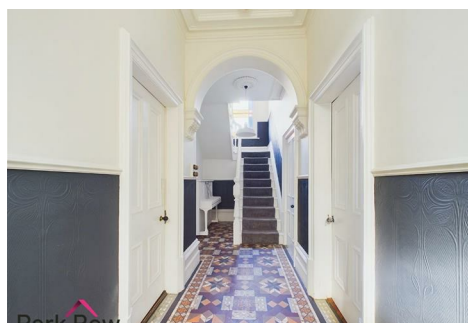
One of the highlights of this property is the absence of an onward chain, ensuring a smooth and hassle-free purchase for the new owners. Imagine moving into your dream home without the delays of a chain - pure bliss!

The property also features two full bathrooms, perfect for busy mornings, and an enclosed rear garden providing a private oasis for relaxation. Parking is a breeze with space for multiple vehicles, a rare find in such a picturesque location.

With three reception rooms, each adorned with gorgeous feature fireplaces, this house offers a perfect blend of historic charm and modern comfort. Whether you're curling up by the fire on a winter evening or basking in the sunlight filtering through the stained glass windows, this property promises a lifestyle of elegance and warmth.

Don't miss the opportunity to make this Victorian beauty your own - a canvas waiting for your personal touch to transform it into a masterpiece.

**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!**



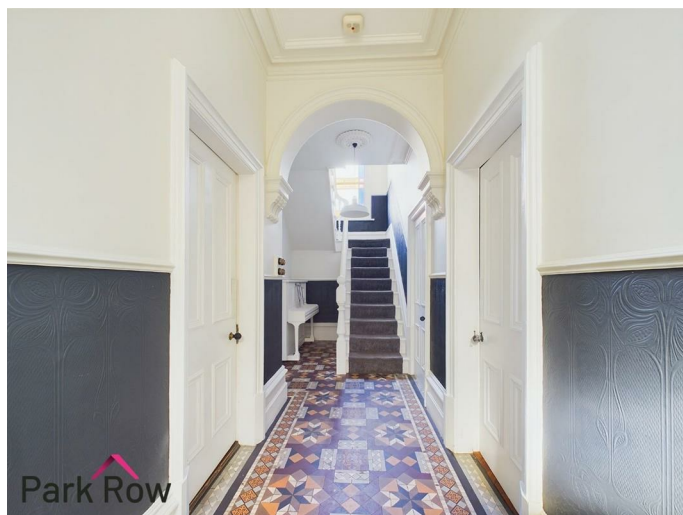
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

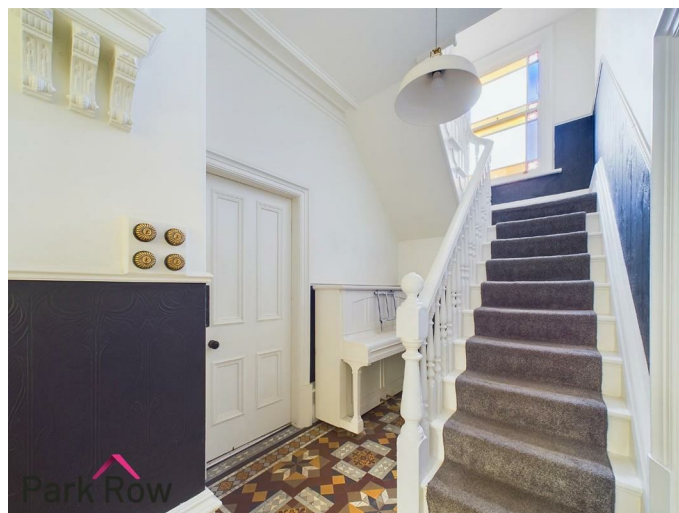
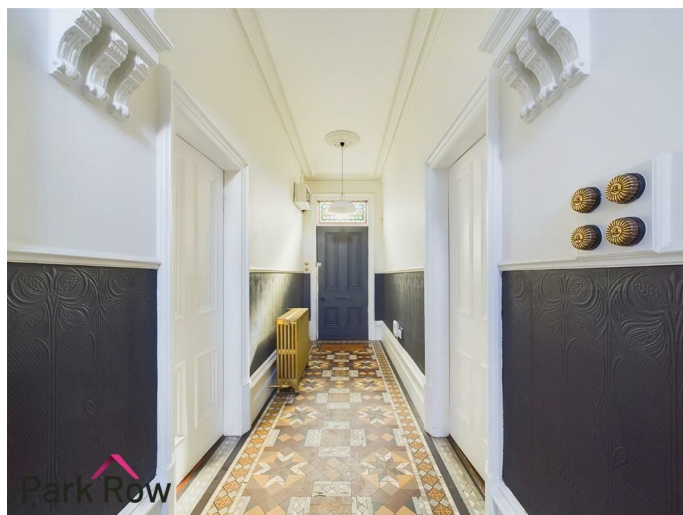
Enter through a blue wooden door with a black metal door knocker and a glazed stained glass window above which leads into;

### ENTRANCE HALLWAY

(15'1" x 4'8") + (9'6" x 7'2") ((4.62 x 1.44) + (2.90 x 2.20))



Gorgeous Victorian quarry tiled flooring throughout, original brass radiator, original light switches, coving to the ceiling, deep original skirting, featured archway above, stairs which lead up to the first floor accommodation and internal doors which leads into;



### LOUNGE

18'5" x 12'10" (5.62 x 3.93)



Wooden single glazed sash bay window to the front elevation central heating radiator and an original fireplace with a tiled hearth and a marble surround.

## SITTING ROOM

12'10" x 10'11" (3.93 x 3.33)



Wooden single glazed sash window to the rear elevation, original Victorian feature fireplace, white wooden panelling surrounding, deep alcoves and skirting boards, central heating radiator and a wooden door with single glazed inserts which leads out to the rear garden.

## KITCHEN/DINER

27'11" x 14'0" (8.51 x 4.29)



Three wooden glazed sash-windows to the rear, front and side elevation, original brass radiator, original wooden flooring to the lounge area, tiled flooring to the kitchen area, black painted original fireplace to the lounge, coving to the ceilings, deep skirting boards surrounding, original cast iron Victorian fireplace and cooker for decoration, grey shaker-style wall and base units surrounding the kitchen, oak worktops, Belfast sink set within the worktop, space for a freestanding range cooker, built in cupboards which houses the boiler, fully tiled splashback, a door which leads into a storage cupboard and a wooden door with decorative glass inserts which leads out to:



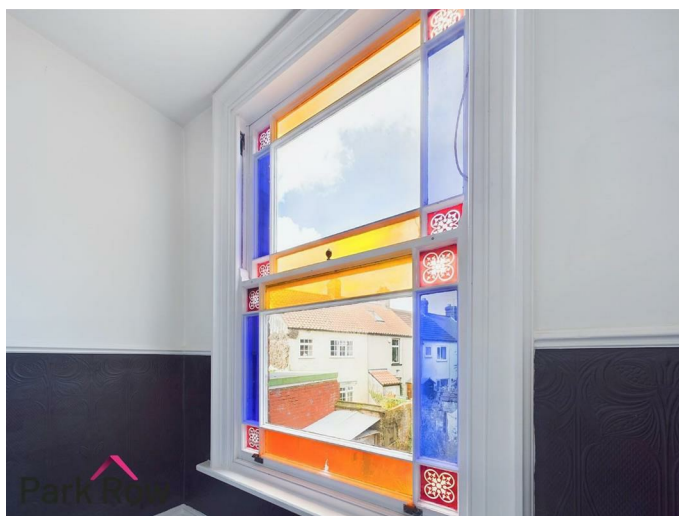
## REAR PORCH

Original Victorian quarry style tiling and single glazed windows within a wooden frame plus it allows access to the rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

10'7" x 6'9" (3.23 x 2.08)



Beautiful single glazed stained glass window to the rear elevation, stairs which lead up to the second floor accommodation and internal doors which leads into;

### BEDROOM ONE

12'10" x 18'1" (3.93 x 5.53)

Wooden single glazed sash bay-window to the front elevation, central heating radiator and a fireplace with a marble surround.

## BEDROOM TWO

14'9" x 14'3" (4.50 x 4.35)



Single glazed sash window to the front elevation, feature fireplace and a central heating radiator.

## BEDROOM THREE

14'8" x 13'3" (4.48 x 4.05)



Single glazed sash window to the rear elevation, feature fireplace and a central heating radiator,

## STUDY

9'10" x 5'0" (3.00 x 1.53)



Wooden single glazed sash window tot he front elevation and an original brass radiator.

## BATHROOM

12'10" x 11'0" (3.92 x 3.36)

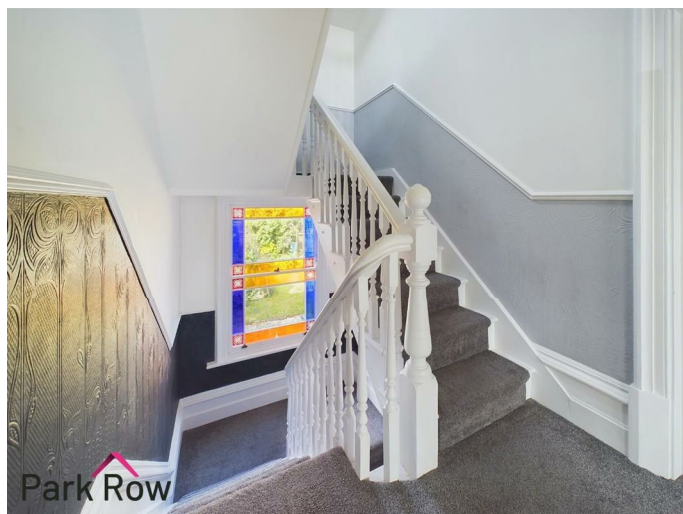


Wooden single glazed sash window to the front elevation and includes a white suite comprising; close coupled w/c, tiled bath with chrome taps above, corner shower enclosure with sauna and radio functions, feature fireplace, pedestal hand basin with chrome taps over and tiled flooring.

## SECOND FLOOR ACCOMMODATION

## LANDING

17'1" x 4'11" (5.23 x 1.50)



Double glazed Velux window to the rear elevation and internal doors which lead into;

## BEDROOM FOUR

14'9" x 12'11" (4.51 x 3.95)



Single glazed wooden sash window to the front elevation, feature fireplace, a cupboard leading into eaves storage and a central heating radiator.

## BEDROOM FIVE

14'1" x 12'3" (4.31 x 3.74)



Single glazed wooden sash window to the front elevation, feature fireplace, a cupboard leading into eaves storage and a central heating radiator.

## BEDROOM SIX

14'1" x 13'2" (4.31 x 4.02)

Single glazed wooden sash window to the rear elevation, feature fireplace, a cupboard leading into eaves storage and a central heating radiator.

## BATHROOM

10'11" x 9'6" (3.34 x 2.90)



Double glazed Velux window to the rear elevation and includes a white suite comprising; close coupled w/c, floating hand basin with chrome taps over, half freestanding bath with chrome taps over, corner shower enclosure with an electric shower, tiled flooring, half tiled walls and a chrome towel radiator.

## EXTERIOR

## FRONT



To the front of the property there is brick built dwarf wall surrounding with black metal railings above, a black metal pedestrian gate which leads to the entrance, a stunning pathway which is made up of different coloured tiles but is in need of TLC, various mature trees, original stone built porch over the entrance which is a gorgeous feature and the rest is mainly decorative stones.



## SIDE

Accessed via a black metal pedestrian and vehicle gate and has the paved/decorative stone driveway which leads to the rear garden plus there are various mature trees to the right hand side creating privacy.

## REAR



Accessed via the gates at the front or through the doors in the porch to the rear or through the door in the sitting room where you will step out onto; a paved area with space for seating during the summer months, a decorative stone area which leads to the car ports next to the outbuildings, borders surrounding filled with various trees and plants and the rest is mainly lawn.





### OUTBUILDINGS

The outbuildings have had planning previously approved to

build a 3 bedroom property which lapsed in October 2022 and has bags of potential to be something amazing!

### AERIAL PHOTOGRAPHS



### AGENTS NOTE

All services and appliances have NOT and will NOT be tested.

### TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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

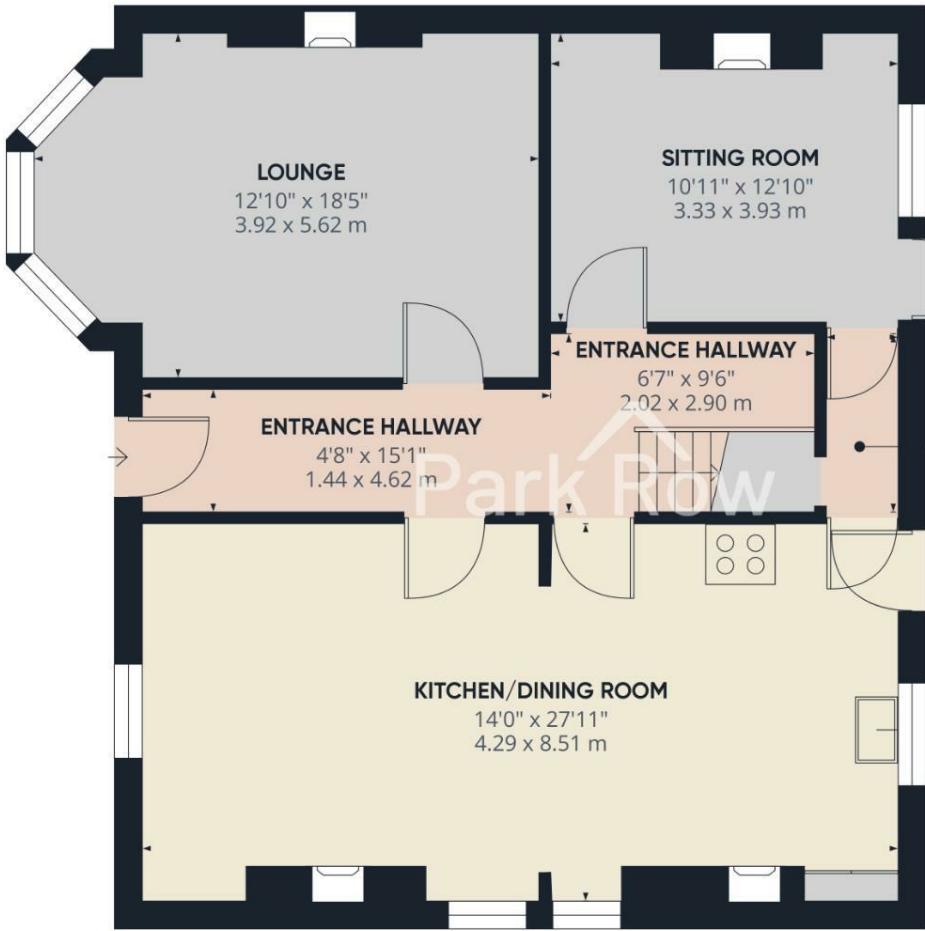
SHERBURN IN ELMET - 01977 681122

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.





Floor 0



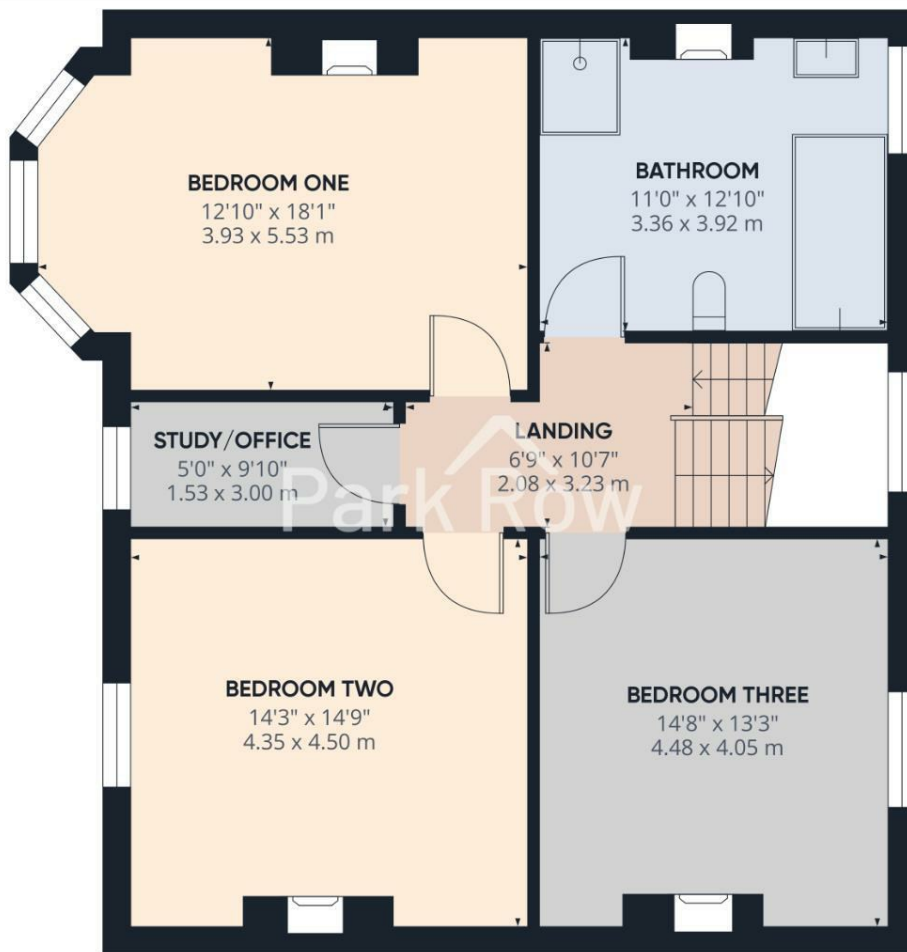
Approximate total area<sup>(1)</sup>  
 878.87 ft<sup>2</sup>  
 81.65 m<sup>2</sup>

(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



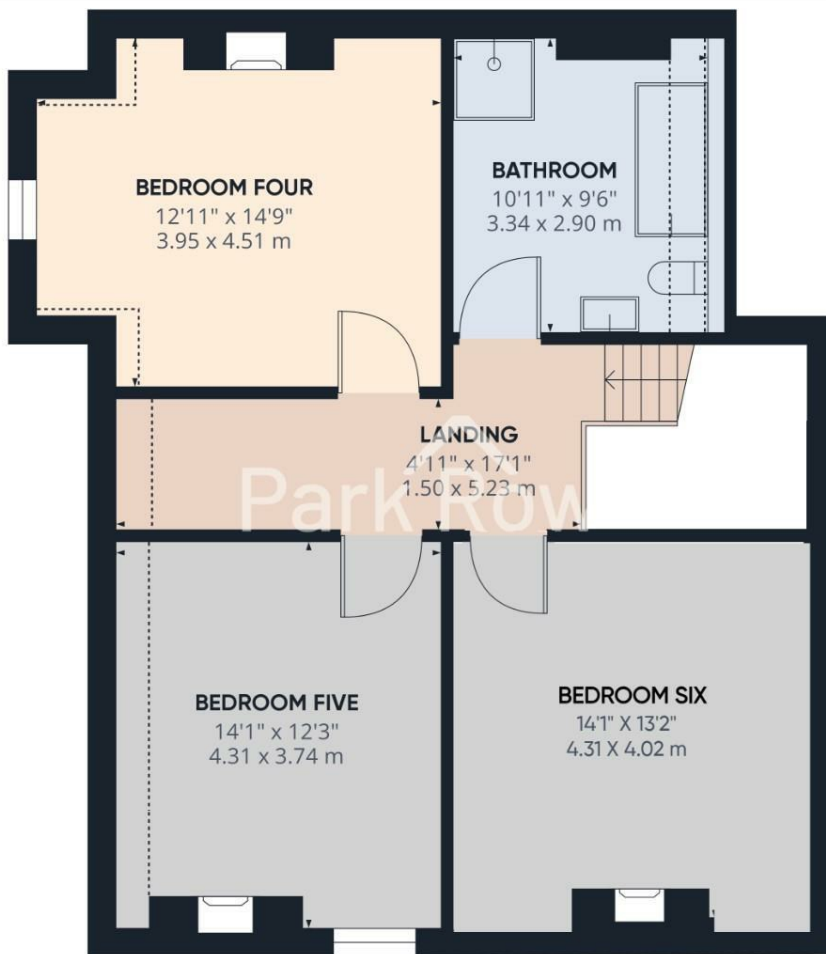
Floor 1

Approximate total area<sup>(1)</sup>  
858.42 ft<sup>2</sup>  
79.75 m<sup>2</sup>

(1) Excluding balconies and terraces

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Floor 2

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

537.12 ft<sup>2</sup>  
49.9 m<sup>2</sup>

**Reduced headroom**

49.19 ft<sup>2</sup>  
4.57 m<sup>2</sup>

(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.

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