

Park Row

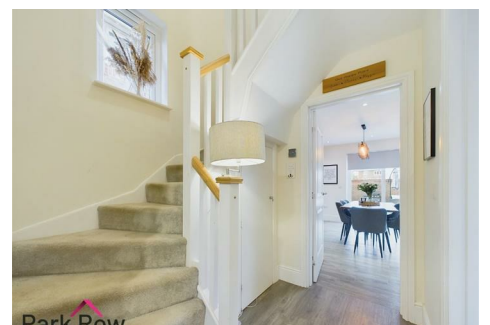
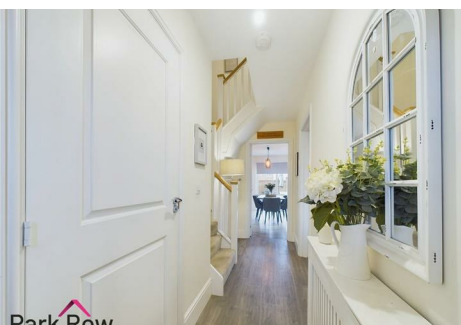


Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

Offers In Excess Of £375,000



****STUNNING DETACHED FAMILY HOME**FOUR BEDROOMS**DETACHED GARAGE**DRIVEWAY**FRONT AND REAR GARDEN**BEAUTIFULLY PRESENTED**IDEAL LOCATION FOR FAMILIES****
Nestled in the sought-after Red Row estate, this detached four-bedroom home on Bramley Park Avenue is a true gem for families. Boasting two reception rooms, two bathrooms, and parking for three vehicles, this property offers both space and convenience.
Step inside to discover a beautifully presented open plan kitchen/dining room, complete with sliding doors that lead out to the rear garden. Imagine hosting family gatherings or enjoying a quiet morning coffee in this inviting space.
The master bedroom features an en-suite for added privacy, while a downstairs w/c and a family bathroom cater to the needs of the whole household. All modern and well-maintained, these facilities ensure comfort and style.
Outside, the property continues to impress with an enclosed rear garden featuring paved patio areas perfect for outdoor seating. Additionally, a separate front garden adds to the charm of this residence.
Convenience is key with a detached garage providing storage space and a driveway for a couple of vehicles. Whether you're looking for a place to call home or an investment opportunity, this property offers the best of both worlds. Don't miss out on the chance to make this house your own in the heart of Sherburn In Elmet, Leeds.
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 Sage green composite door with double glazed decorative glass insert which leads into;

ENTRANCE HALLWAY

14'7" x 3'7" (4.47 x 1.11)



Stairs which lead up to the first floor with white wooden spindles and a wooden balustrade, door leads into understairs storage cupboard and a door which leads into the downstairs w/c, central heating radiator and further internal doors which lead into;



LOUNGE

16'3" x 11'4" (4.96 x 3.46)



Double glazed bay-window to the front elevation, bespoke built in media wall with space for a television and a decorative fire within, broadband points and a central heating radiator.



KITCHEN/DINER

19'3" x 14'8" (5.89 x 4.48)



Sage green shaker-style wall and base units surrounding with LED lighting, marble worktop, stainless steel sink with chrome mixer tap over set within the worktop, integral fridge/freezer, built in ovens, four ring gas hob with a built in extractor fan over and splashback, LED spotlights to the ceiling, island to the centre which matches the kitchen units with space for seating, space for a dining table and chairs with lighting pendant above, white vertical radiator, a door which leads into a storage cupboard, space and plumbing for a washing machine and a dryer and double glazed sliding patio doors with two glass side panels which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

DOWNSTAIRS W/C

7'1" x 3'5" (2.17 x 1.05)

Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over and a central heating radiator.

LANDING

12'0" x 3'2" (3.68 x 0.99)

Loft access, a door which leads into a storage cupboard and internal doors which lead into:

BEDROOM ONE

14'3" x 10'6" (4.36 x 3.22)



Double glazed bay-window to the front elevation, built in wooden wardrobes with sliding mirrored doors, central heating radiator, spotlights to the ceiling and an internal door which leads into;



ENSUITE

7'3" x 4'5" (2.21 x 1.35)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, half-pedestal hand basin with chrome taps over, fully tiled walk in mains shower with a glass shower screen, chrome heated towel rail, shaver point, LED spotlights to the ceiling and half tiled to the remaining walls.

BEDROOM TWO

11'8" x 8'5" (3.57 x 2.58)



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

BEDROOM THREE

9'6" x 8'4" (2.92 x 2.56)



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

BEDROOM FOUR

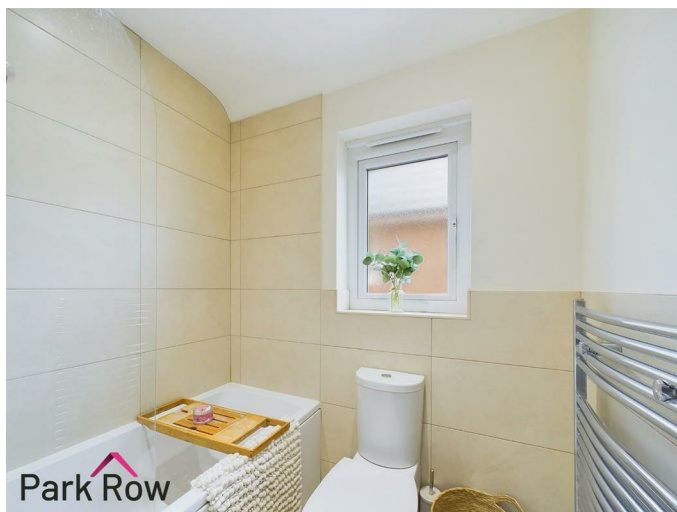
8'4" x 7'3" (2.56 x 2.21)



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

FAMILY BATHROOM

6'0" x 5'6" (1.84 x 1.68)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, half pedestal hand basin with chrome taps, shaver point panel bath with a mains shower above and a glass shower screen, fully tiled around the bath and half tiled to the remaining walls plus a chrome heated towel rail.

EXTERIOR

FRONT



To the front of the property there is a paved pathway which leads to the entrance door and steps down to the driveway, perimeter hedging surrounding the front garden, area filled with decorative stones, porch over the entrance door, outdoor lighting and the rest is mainly lawn.



SIDE/DRIVEWAY

Tarmac driveway with space for a couple of vehicles, access into the garage plus access into the rear garden via a pedestrian gate.

GARAGE

Accessed via a sage green up and over door from the driveway and includes; power, lighting and is a great space for storage.

REAR



Accessed via the gate from the driveway or through the sliding doors in the kitchen/dining room where you will step out onto; a paved patio area with space for seating, outdoor lighting and steps down to a paved pathway which leads to a further paved area at the rear of the garden with further space for seating, built in wooden bench along the perimeter wall, perimeter brick built walls surrounding and the rest if mainly artificial grass.



TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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

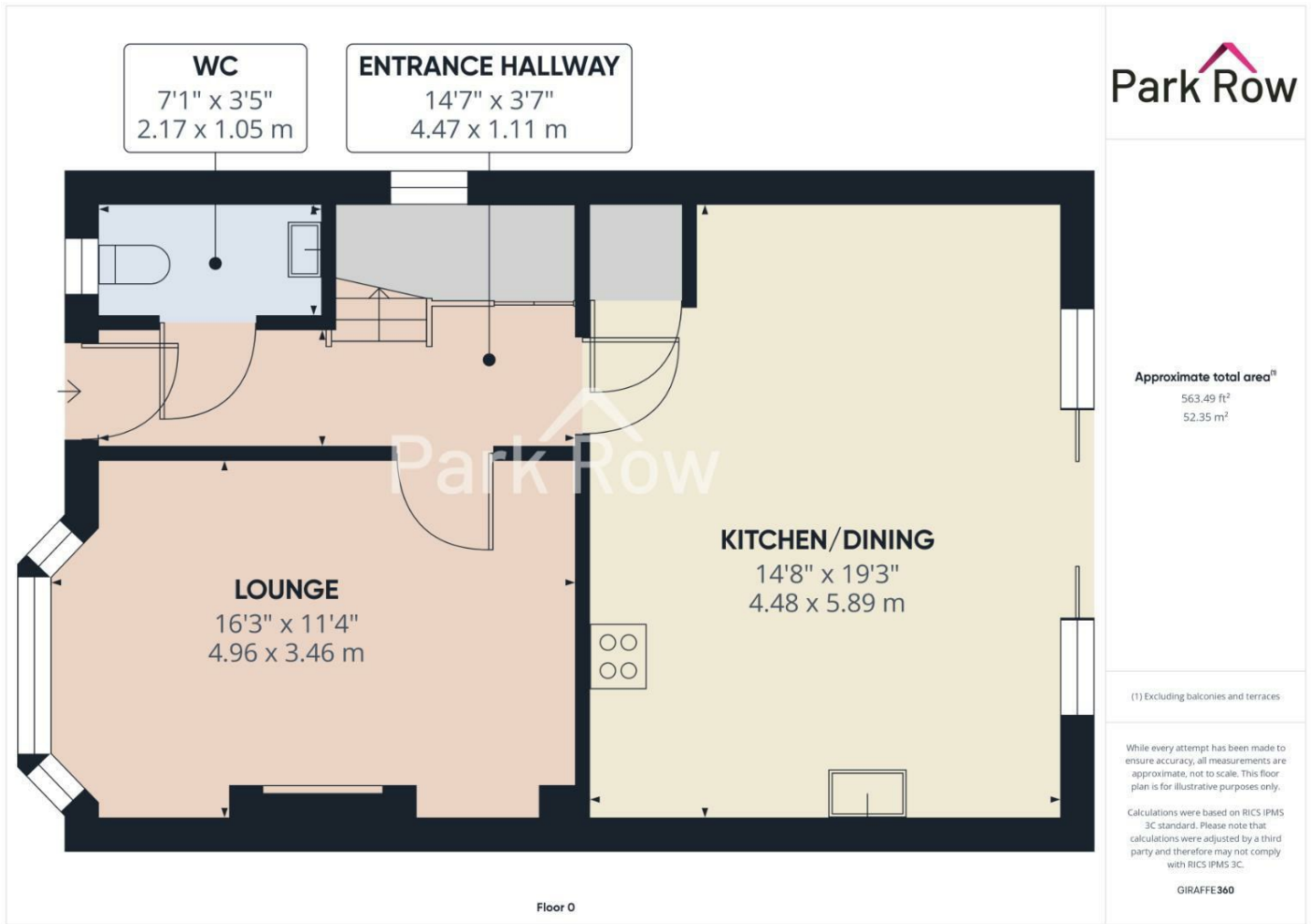
CASTLEFORD - 01977 558480

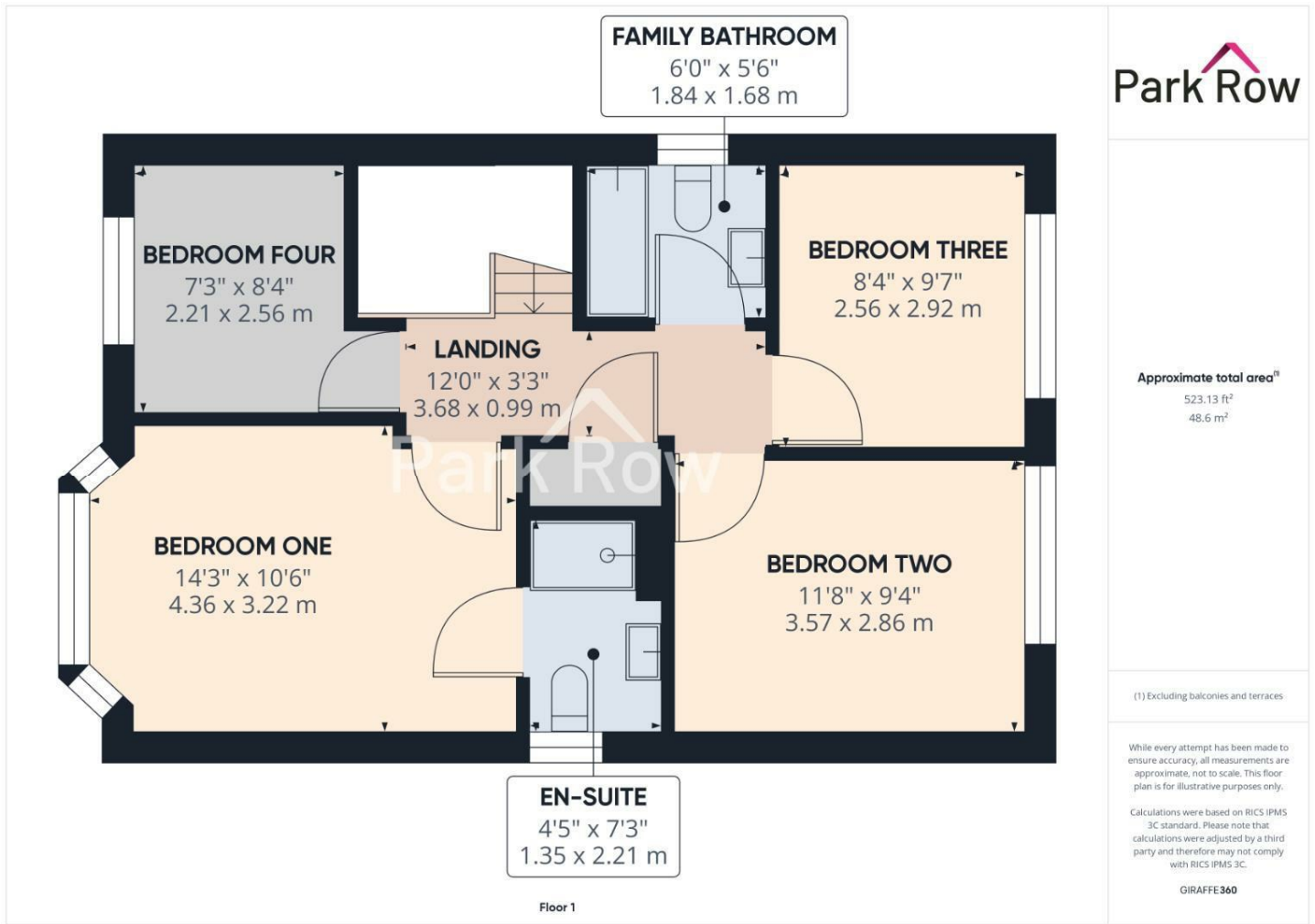
VIEWINGS

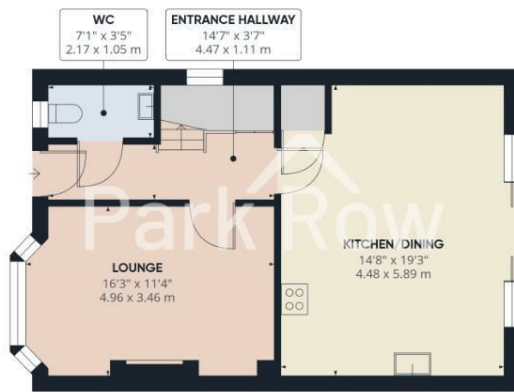
Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will

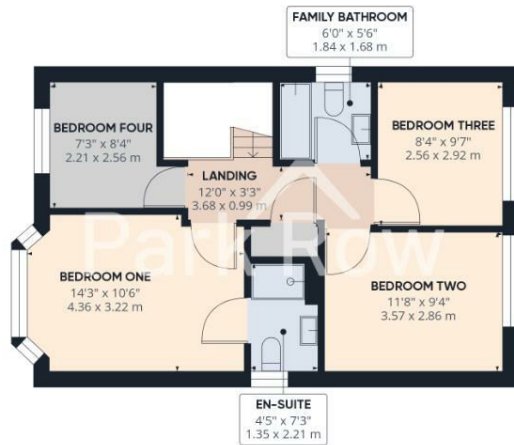
be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







Floor 0



Floor 1

Park Row

Approximate total area[†]
1086.62 ft²
100.95 m²

(†) 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

T 01977 681122
W www.parkrow.co.uk

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94	A	A
<p>Very energy efficient - lower running costs</p> <p>92-94 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G</p> <p>All energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>92-94 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G</p>	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	