

Park Row



Brunswick Crescent, Sherburn In Elmet, Leeds, LS25 6GD

Offers In Excess Of £350,000



DETACHED HOUSE**FOUR BEDROOMS**TWO RECEPTIONS ROOMS**UTILITY & DOWNSTAIRS W/C**ENSUITE TO BEDROOM ONE**GARAGE & PARKING**ENCLOSED REAR GARDEN**

Nestled in the charming Brunswick Crescent of Sherburn In Elmet, Leeds, this delightful property offers a perfect blend of space, comfort, and style. As you step inside, you are greeted by two inviting reception rooms, ideal for entertaining guests or simply unwinding after a long day.

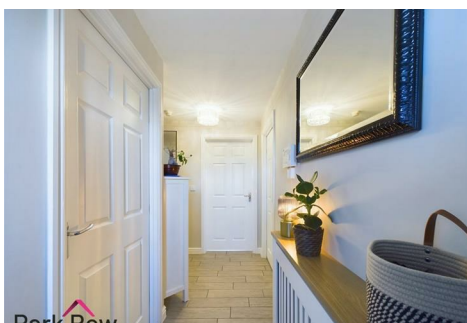
With four generously sized bedrooms, including an ensuite in the main bedroom, this detached house provides ample space for the whole family to relax and recharge. The two bathrooms ensure convenience and privacy for all residents.

The property boasts a well-thought-out layout, featuring a downstairs WC, utility room, and two reception rooms that offer versatility for various living arrangements. The kitchen/diner is a focal point, perfect for creating culinary delights and enjoying meals together.

In addition to the garage, the parking space for one vehicle is a practical convenience for busy households. The enclosed rear garden provides a private outdoor oasis, ideal for enjoying a morning coffee or hosting summer barbecues.

Throughout the property, you'll find a touch of elegance and charm, making it a truly gorgeous place to call home. Don't miss the opportunity to make this house your own and experience the comfort and beauty it 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!'



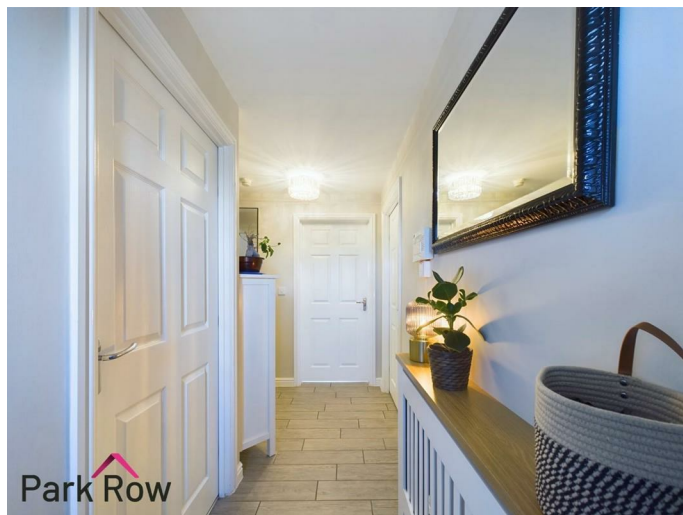
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white composite door with two glass panel inserts with storm porch over which leads into:

ENTRANCE HALLWAY

13'3" x 3'8" (4.06 x 1.12)



Stairs leading up to first floor accommodation, central heating radiator and with internal doors leading off:

SITTING ROOM

10'0" x 10'9" (3.06 x 3.29)



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

LOUNGE

13'3" x 10'10" (4.04 x 3.31)



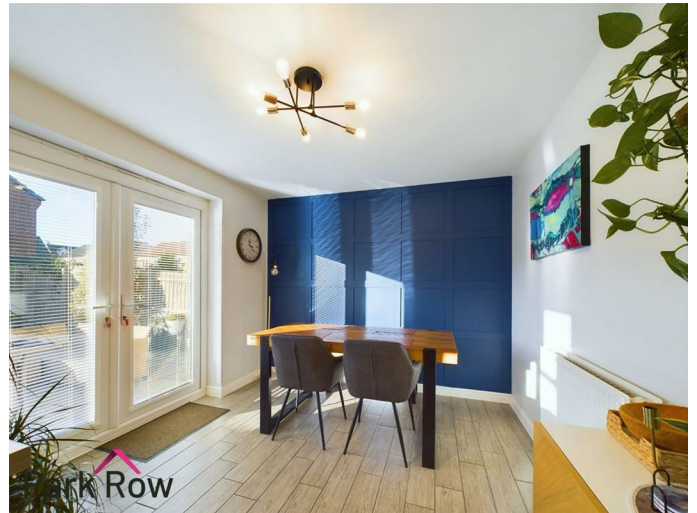
Double glazed window to the front elevation, telephone points, feature panel wall and a central heating radiator.

KITCHEN/DINER

9'5" x 20'4" (2.88 x 6.21)



Double glazed window and double glazed double doors to rear elevation, central heating radiator, wall and base units in a white matt finish with stainless steel handles, square edge worktop, one and a half stainless steel drainer sink with chrome mixer tap over, four ring gas hob with extractor over and built in oven below, space for free standing fridge/freezer, space for dining table and chairs and has a feature panel wall to the dining area, door leads into:



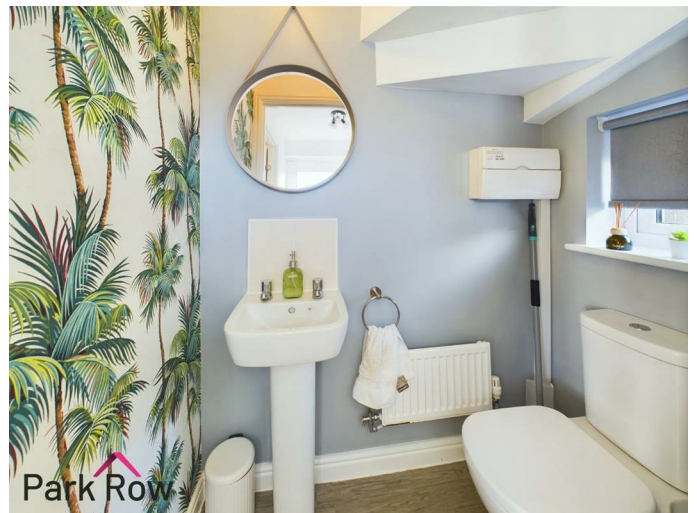
UTILITY

6'1" x 5'1" (1.86 x 1.55)

Has wall and base units to match the kitchen, space and plumbing for washing machine, space for tumble dryer, central heating radiator, central heating boiler, double glazed door with obscure glass which leads to rear elevation and internal door which leads into:

DOWNSTAIRS W/C

2'11" x 5'1" (0.91 x 1.57)



Obscure glass uPVC double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, handbasin with chrome tap over plus a central heating radiator.

FIRST FLOOR ACCOMMODATION



LANDING

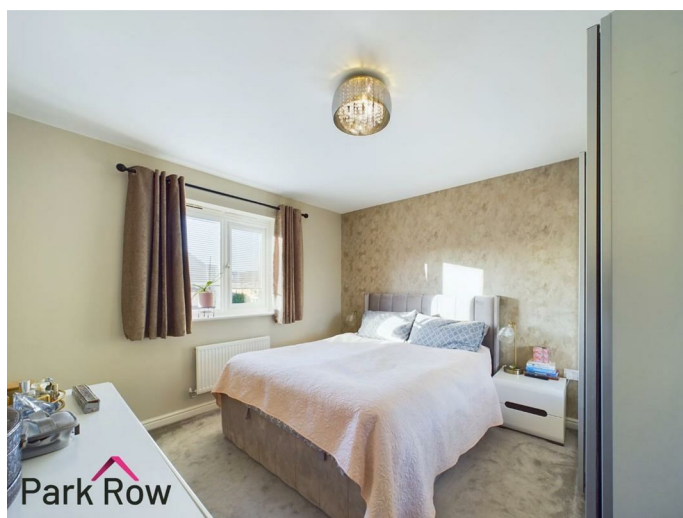
6'3" x 11'1" (1.92 x 3.39)



White wooden balustrades and spindles, double glazed window to the side elevation, loft access, door leads into a storage cupboard and has further doors which lead off:

BEDROOM ONE

11'5" x 10'11" (3.49 x 3.34)



Double glazed window to the rear elevation, central heating radiator, television points and a door which leads into:

ENSUITE

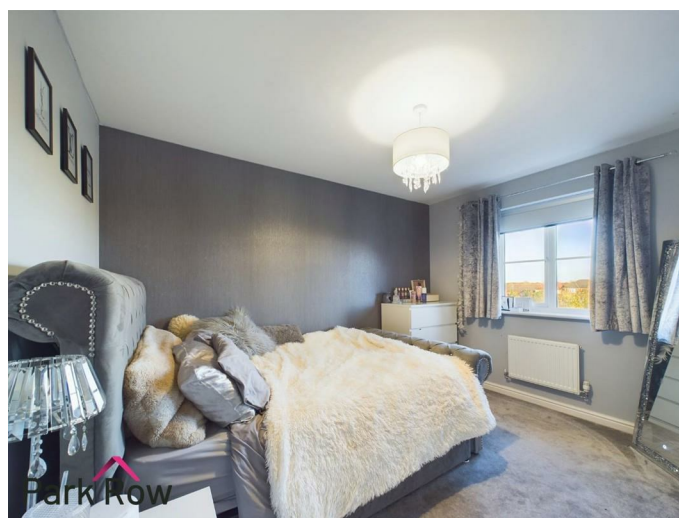
3'8" x 6'1" (1.14 x 1.86)



Obscure glass double glazed window to the rear elevation and includes a white suite comprising: fully tiled shower cubicle with mains shower and a glass shower screen, close coupled w/c, handbasin with chrome tap over, central heating radiator, half tiled to walls and extractor fan to side elevation wall.

BEDROOM TWO

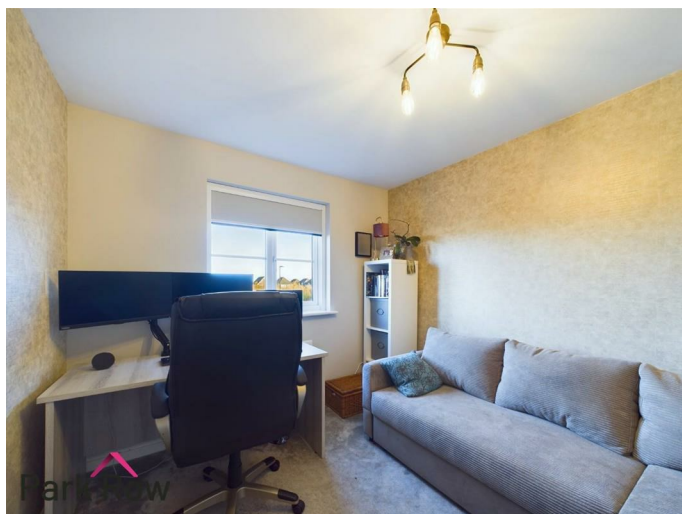
11'7" x 8'6" (3.55 x 2.60)



Double glazed window to the front elevation, central heating radiator and has television points.

BEDROOM THREE

10'0" x 9'0" (3.07 x 2.75)



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

BEDROOM FOUR

8'3" x 5'8" (2.53 x 1.75)



Double glazed window to the front elevation, built in wardrobes in a white finish and has a central heating radiator.

FAMILY BATHROOM

6'3" x 8'2" (1.92 x 2.49)



Obscure glass uPVC double glazed window to the rear elevation and includes a white suite comprising: panel bath with chrome tap over and mains shower above with rainfall showerhead and a glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, fully tiled around the bath/w.c and handbasin areas.

EXTERIOR

FRONT



To the front of the property is a paved pathway which leads to the front entrance door which continues around the side of the property to access the rear garden, the rest is mainly laid to lawn.

REAR



Accessed via the pedestrian access gate at the front of the property, the double doors in the kitchen or the door in the utility where you will step out onto; a paved area with space for seating, outside tap, perimeter walls and fencing to all sides with outside lights attached, the side garage wall runs along the bottom of the garden and has a door so you can enter the garage from the garden plus the rest is mainly laid to lawn with graveled borders filled with mature plants and shrubs



GARAGE



Is at the rear of the property and has space for parking in front of it and can be accessed via the door in the garden and has an up and over door with power plus lighting.

VIEW FROM THE FRONT



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

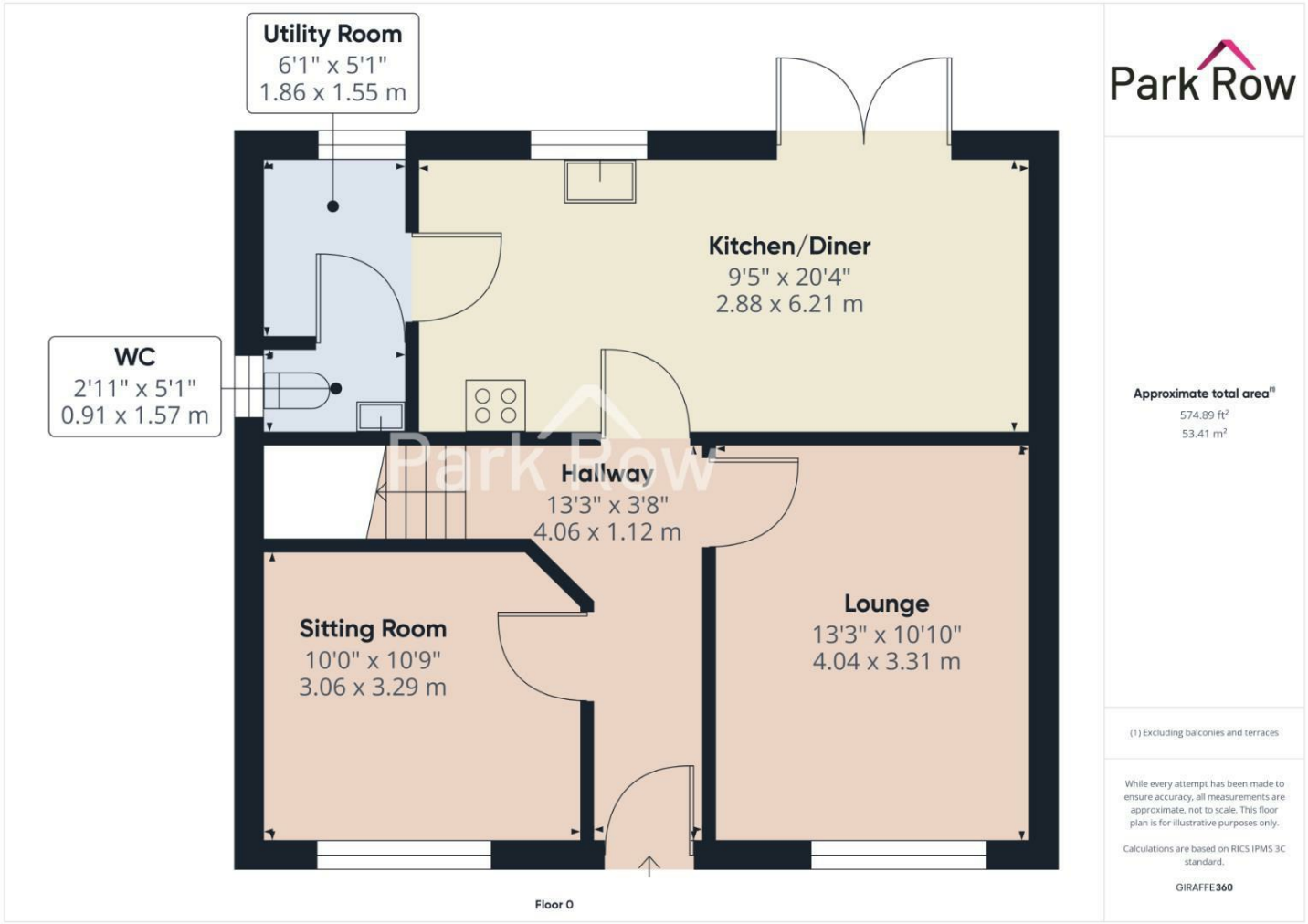
PONTEFRACT - 01977 791133

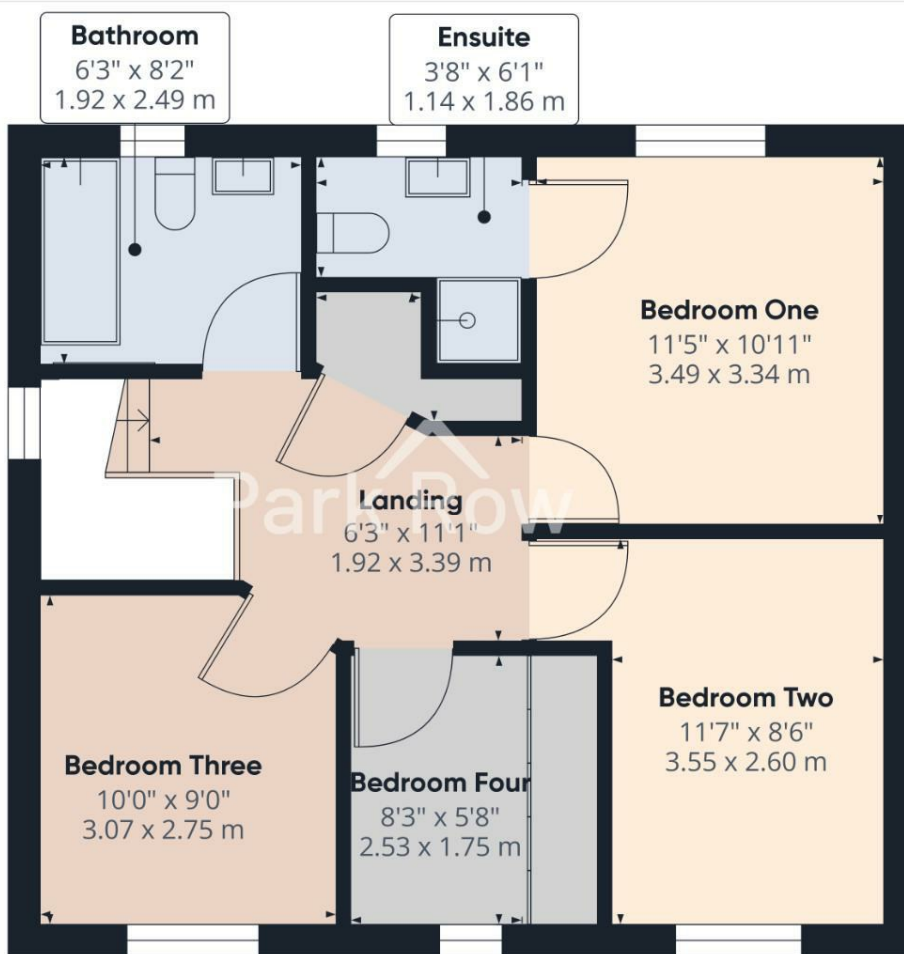
CASTLEFORD - 01977 558480

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 1


Park Row

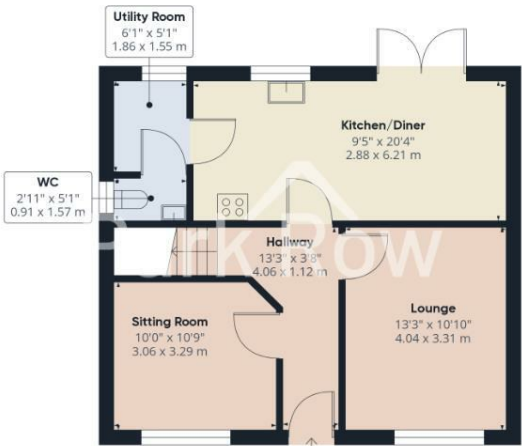
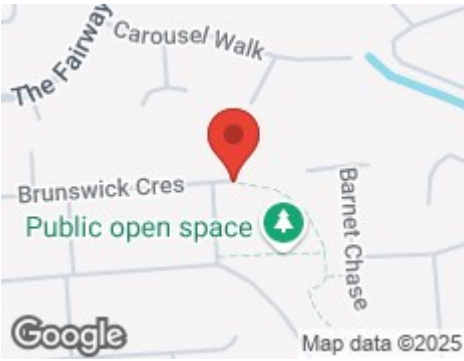
Approximate total area⁽¹⁾
546.81 ft²
50.8 m²

(1) Excluding balconies and terraces

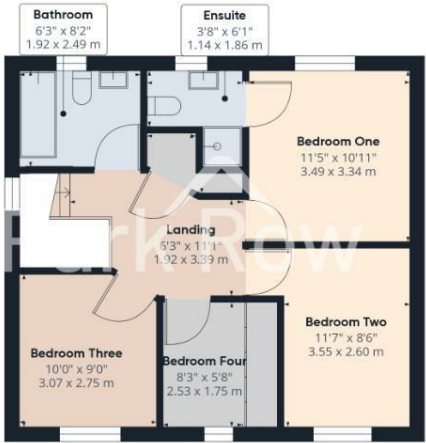
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



Floor 0



Floor 1

Park Row

Approximate total area[®]
1121.7 ft²
104.21 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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