

# Park Row



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

**Offers In Excess Of £180,000**



IN NEED OF MODERNISATION\*\*IDEAL FOR FIRST TIME BUYERS/INVESTORS\*\*END TERRACE\*\*TWO DOUBLE BEDROOMS\*\*OFF STREET PARKING\*\*ENCLOSED REAR GARDEN\*\*NO ONWARD CHAIN\*\*

Nestled in the charming Low Street of Sherburn In Elmet, Leeds, this end terrace house presents a wonderful opportunity for first-time buyers or savvy investors. With its two double bedrooms, this property offers a perfect canvas for those looking to create their dream home.

Although in need of modernisation, this house boasts great potential with its spacious reception room, ideal for relaxing or entertaining guests. The property also features a well-sized bathroom, ensuring convenience for its future residents.

One of the standout features of this home is the off-street parking, a rare find in such a desirable location. Additionally, the enclosed rear garden provides a private outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.

Furthermore, the absence of an onward chain simplifies the buying process, making it easier for you to secure this gem of a property. Don't miss out on the chance to transform this house into a cosy haven - book a viewing today and unlock the possibilities that this end terrace home 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 wooden entrance door with glass panel inserts which leads into:

### ENTRANCE HALLWAY

3'2" x 3'6" (0.99 x 1.07)

Internal door which leads into:

### LOUNGE/DINER

19'8" x 11'6" (6.01 x 3.52)



Wooden double glazed window to the front elevation, two central heating radiators, gas fire set within a white wooden surround, door leads into storage cupboard, stairs leading up to first floor accommodation and an internal door which leads into:



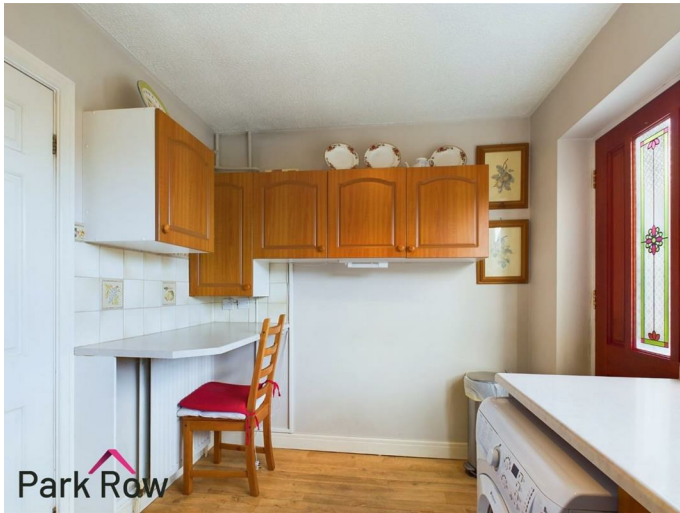
## KITCHEN

7'7" x 11'6" (2.32 x 3.53)



Wooden double glazed window to the rear elevation, wall and base units in a wood effect finish, roll edge laminate worktops, tiled splashbacks, drainer sink with chrome tap over. space and plumbing for washing machine, space for freestanding cooker with built in extractor hood over and an external door with glass panel insert which leads into the rear garden.





## BEDROOM ONE

11'3" x 11'6" (3.44 x 3.52)



Wooden double glazed window to the front elevation and has a central heating radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

6'2" x 2'10" (1.90 x 0.87)

Loft access and has internal doors leading off:



## BEDROOM TWO

9'6" x 11'6" (2.90 x 3.52)



Wooden double glazed window to the rear elevation and has a central heating radiator.

## FAMILY BATHROOM

6'3" x 5'6" (1.92 x 1.68)



Wooden double glazed window with obscure glass to the side elevation and has a white suite comprising: panel bath with gold taps over and mains shower above, pedestal handbasin with gold taps over, low level w/c, central heating radiator and is fully tiled to the bath area and half tiled to the remaining walls.

## EXTERIOR

## FRONT



To the front of the property there is a tarmacked pathway which runs along the front of the properties and has a perimeter brick wall. A paved path leads to the front entrance door with decorative gravel to the side.

## REAR



For vehicle access you will need to turn onto Showfield Close where you will find a flagged driveway with space for parking, a wooden pedestrian gate gives access to the rear garden. From the property you can access the rear through the wooden external door from the kitchen where you will step down some steps onto a paved pathway which runs down to the bottom of the garden, the rest is mainly laid to lawn with some perimeter hedging and fencing to either side and has space for a garden shed.



### 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

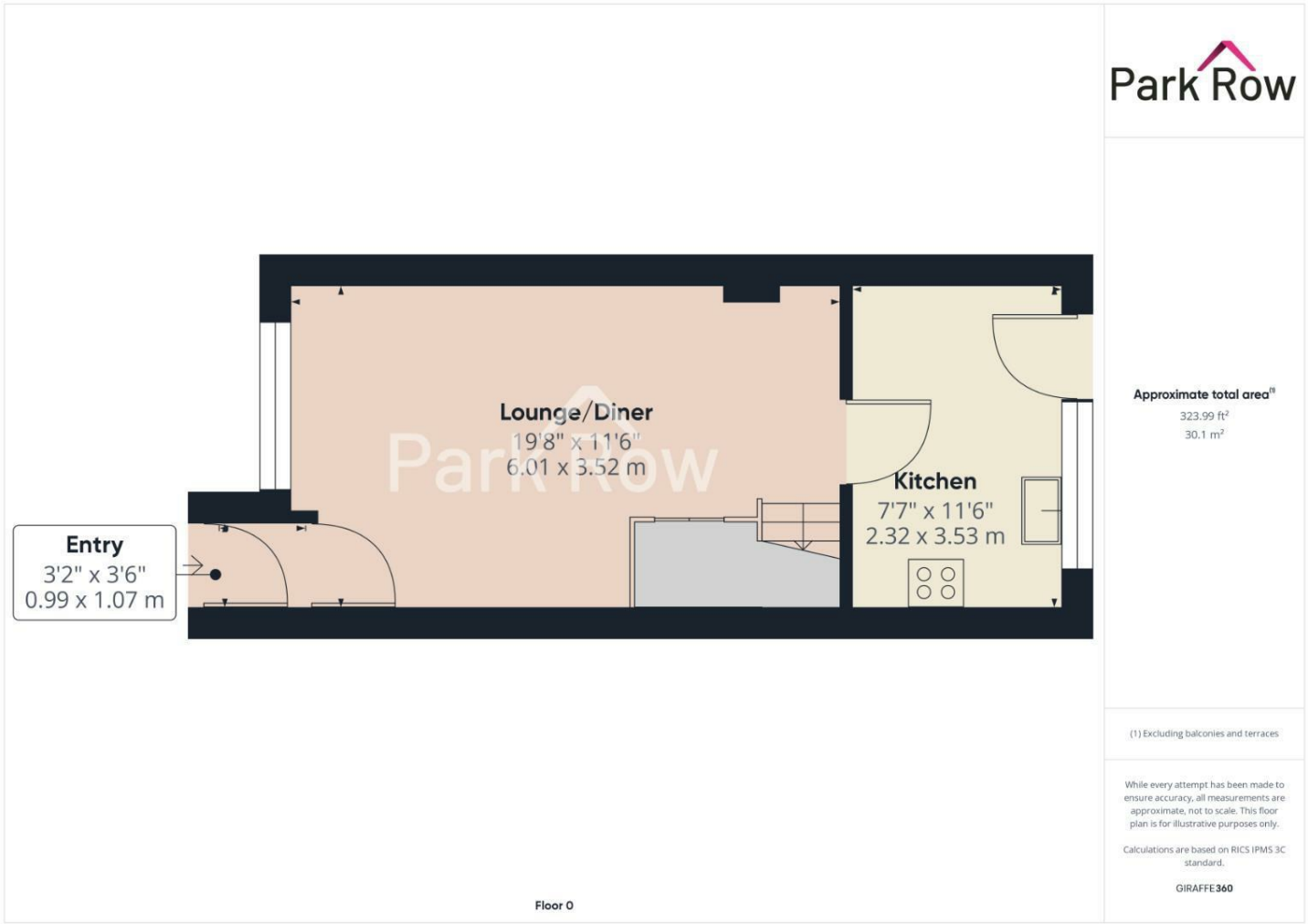
PONTEFRACT - 01977 791133

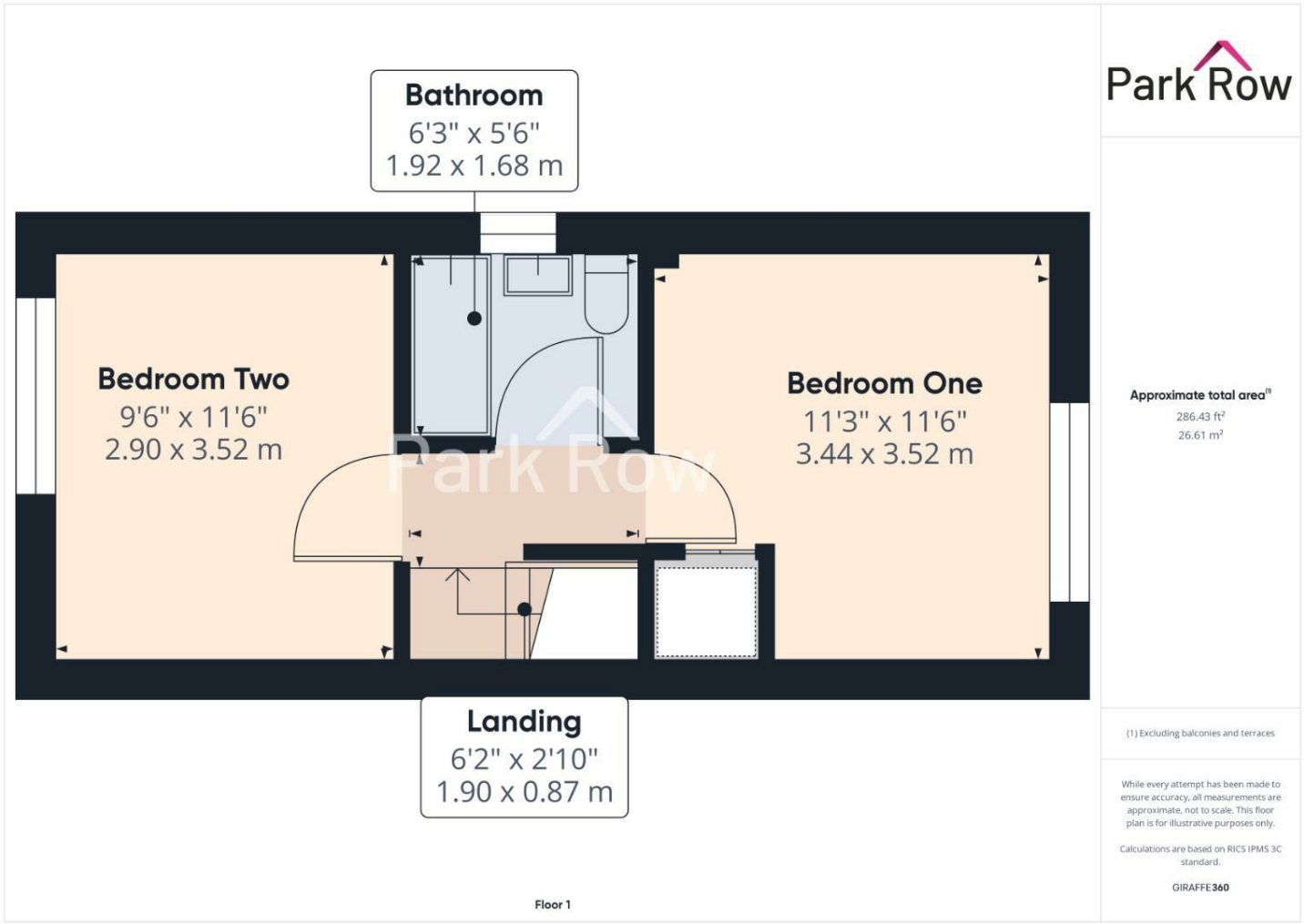
CASTLEFORD - 01977 558480

### VIEWINGS

Strictly by appointment with the sole agents.

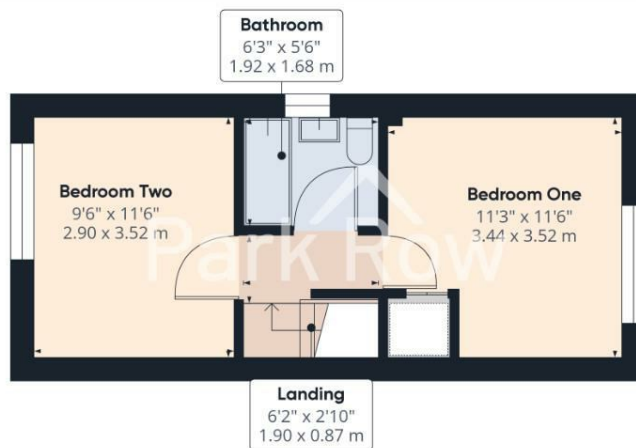
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.







Floor 0



Floor 1

**Park Row**

Approximate total area<sup>®</sup>  
610.42 ft<sup>2</sup>  
56.71 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.

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