

Park Row



Pinfold Way, Sherburn In Elmet, Leeds, LS25 6LF

Offers In Excess Of £230,000



SEMI DETACHEDTHREE BEDROOMS**LOUNGE/DINER**GOOD SIZE SHED WITH POWER**PLENTY OF OFF STREET PARKING**IDEAL FOR FIRST TIME BUYERS****

Nestled in the charming village of Sherburn In Elmet, Leeds, this delightful semi-detached house on Pinfold Way presents an excellent opportunity for first-time buyers. Spanning a comfortable 698 square feet, the property boasts three well-proportioned bedrooms, making it ideal for small families or those seeking extra space. Upon entering, you are welcomed into a spacious lounge/diner, perfect for both relaxation and entertaining guests. The layout encourages a warm and inviting atmosphere, allowing for a seamless flow between living and dining areas. The property also features a well-appointed bathroom, ensuring convenience for all residents.

One of the standout features of this home is the generous off-street parking, providing ample space for vehicles and enhancing accessibility. Additionally, the good-sized shed equipped with power offers a versatile space that can be utilised for storage, a workshop, or even a home office, catering to various lifestyle needs. The location itself is a significant draw, with Sherburn In Elmet offering a friendly community vibe and easy access to local amenities. The surrounding area is well-connected, making it simple to commute to nearby towns and cities.

In summary, this semi-detached house on Pinfold Way is a fantastic opportunity for those looking to step onto the property ladder. With its three bedrooms, spacious living areas, and practical outdoor features, it is a home that promises comfort and convenience in a lovely setting. Do not miss the chance to make this property your own.

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 composite door with two glass panel inserts and a storm porch over which leads into:

ENTRANCE HALLWAY

4'3" x 4'6" (1.30 x 1.38)

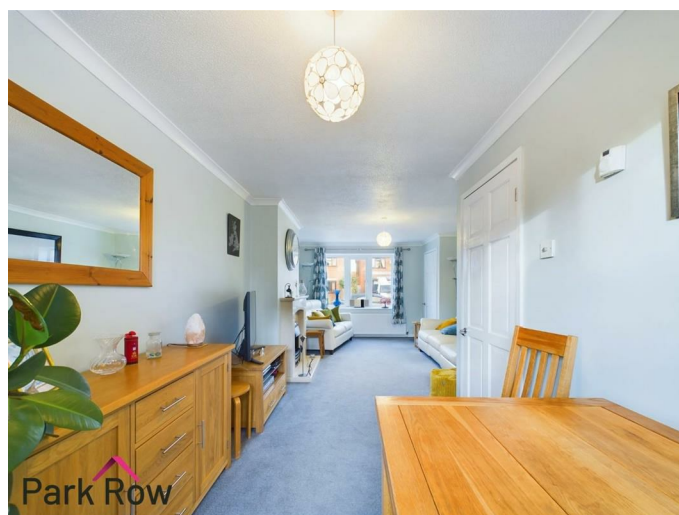
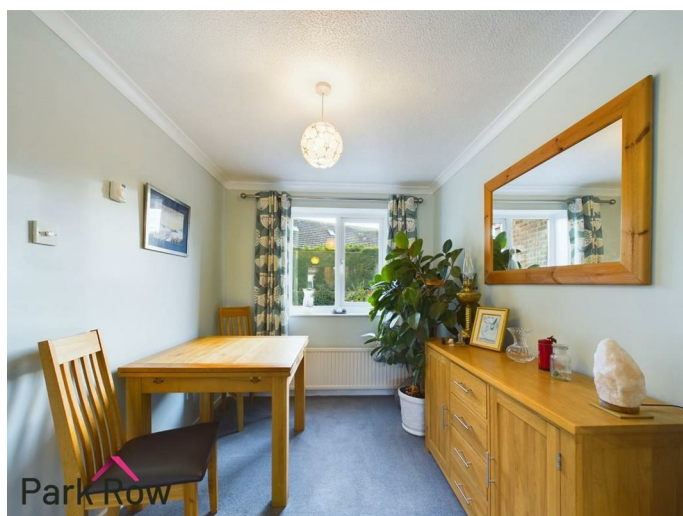
Stairs leading to first floor accommodation, central heating radiator and an internal door which leads into:

LOUNGE/DINER

23'3" x 11'6" (at the widest point) (7.10 x 3.51 (at the widest point))



Double glazed bay window to the front elevation and a further double glazed window to the rear elevation, two central heating radiators, television points, gas fire set within a marble surround and hearth, space for dining table and chairs and an internal door which leads into:



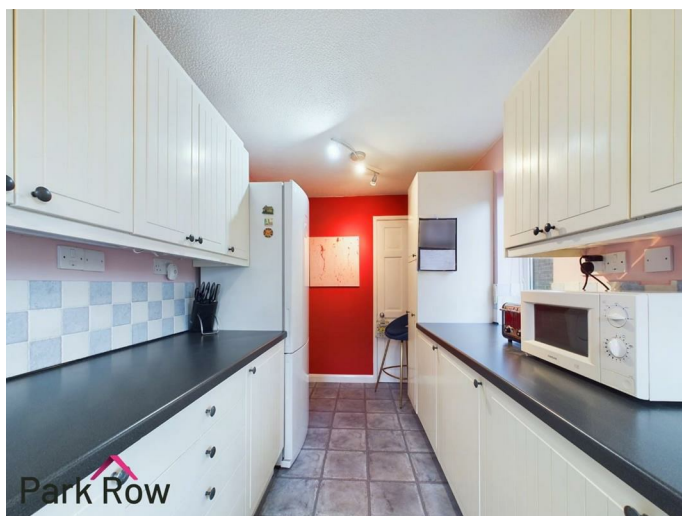
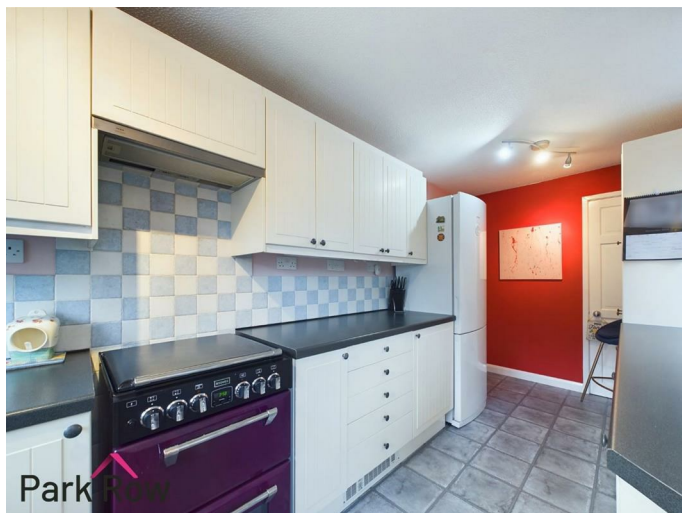
KITCHEN

16'2" x 7'0" (4.93 x 2.14)



Double glazed window to the rear elevation and one to the

side elevation, wall and base units in a white wood finish with roll edge laminate worktops with tiled splashbacks, one and a half stainless steel sink with chrome mixer tap over, space for freestanding cooker with built in extractor over, space and plumbing for washing machine and also space for a freestanding fridge/freezer, door leads into storage cupboard and an external double glazed door with glass panel insert leads out to the side elevation.



FIRST FLOOR ACCOMMODATION

LANDING

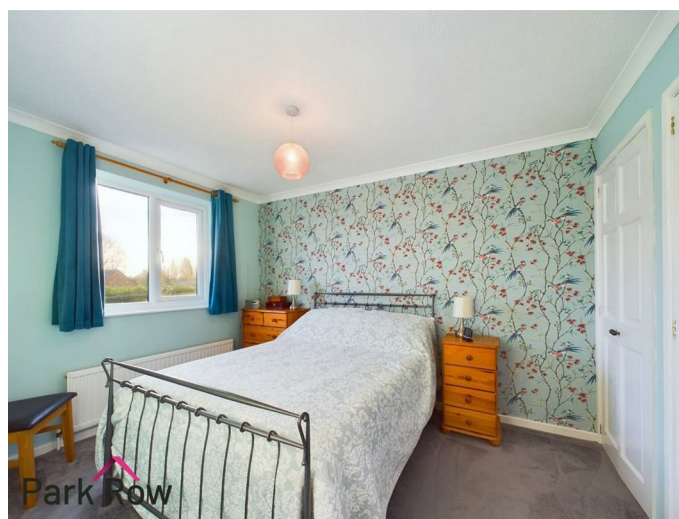
9'3" x 5'11" (2.84 x 1.81)



Double glazed window to the side elevation, loft access, door leads into storage cupboard over the stairs and further doors lead off:

BEDROOM ONE

11'4" x 8'8" (3.47 x 2.66)



Double glazed window to the rear elevation, central heating radiator and two built in double wardrobes.



BEDROOM THREE

7'6" x 5'11" (2.29 x 1.82)



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

BEDROOM TWO

9'3" x 8'8" (2.84 x 2.65)



Double glazed window to the front elevation, central heating radiator and built in double wardrobe.

FAMILY BATHROOM

6'0" x 6'0" (1.84 x 1.83)



Obscure double glazed window to the front elevation and has a white suite comprising: corner bath with chrome tap over and mains shower above, close coupled w/c. handbasin with chrome taps over set within a vanity unit with space for storage below, white heated towel rail, fully tiled around the bath area with half tiled to remaining walls with panelled walls below, spotlights to the ceiling and has a fully tiled floor with electric underfloor heating.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway which continues down the side of the property to the rear garden and has double metal vehicular access gates with parking for 3/4 vehicles, a paved pathway leads to the front entrance door and the rest is mainly decorative gravel.

REAR



Can be accessed via the side of the property down the driveway or from the kitchen doorway where you will find a blocked paved area with space for seating, a gravelled area and lawned area with borders filled with plants and shrubs, a good sized shed which has power and lighting and has wooden perimeter fencing to all sides.



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, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

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

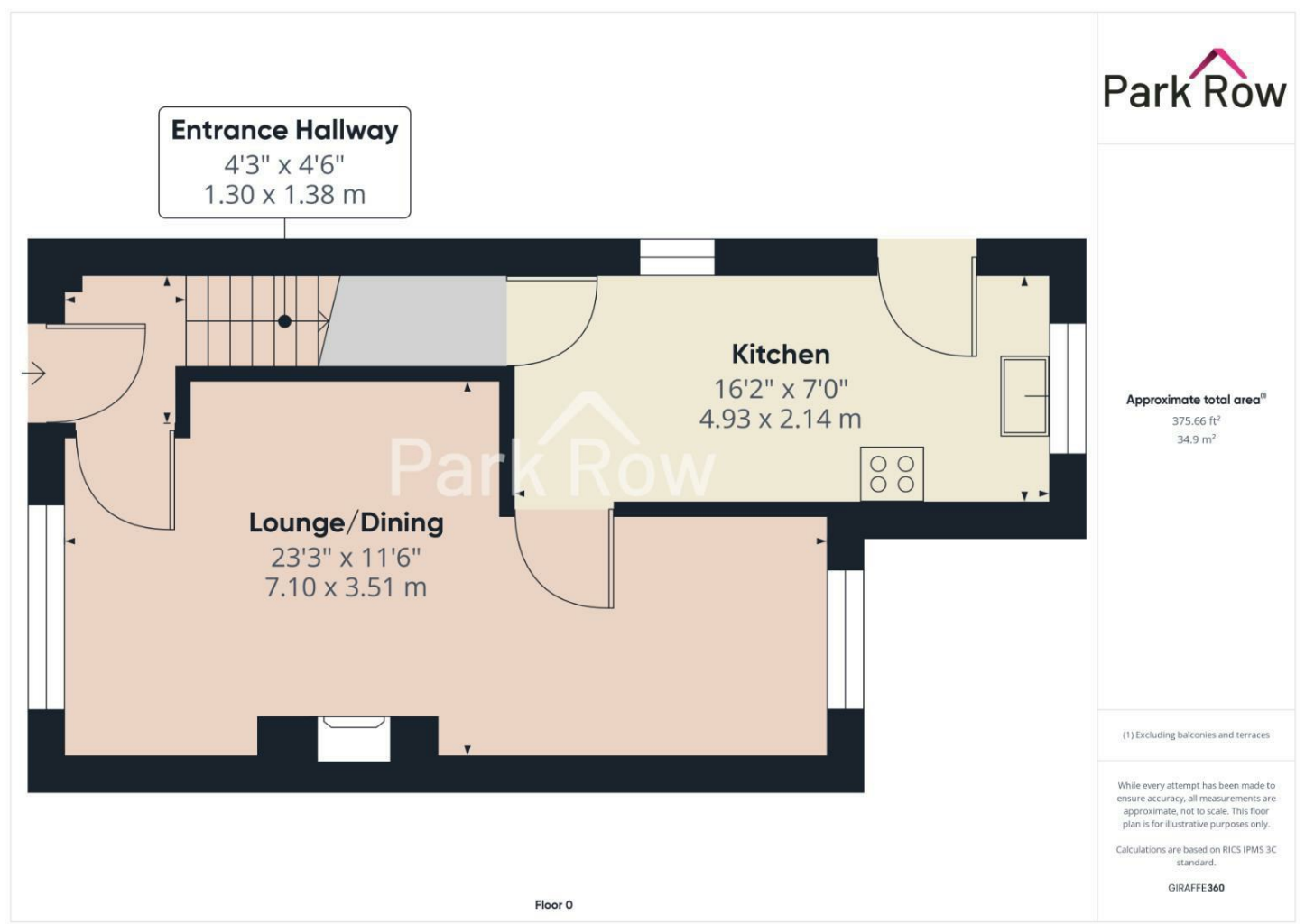
CASTLEFORD - 01977 558480

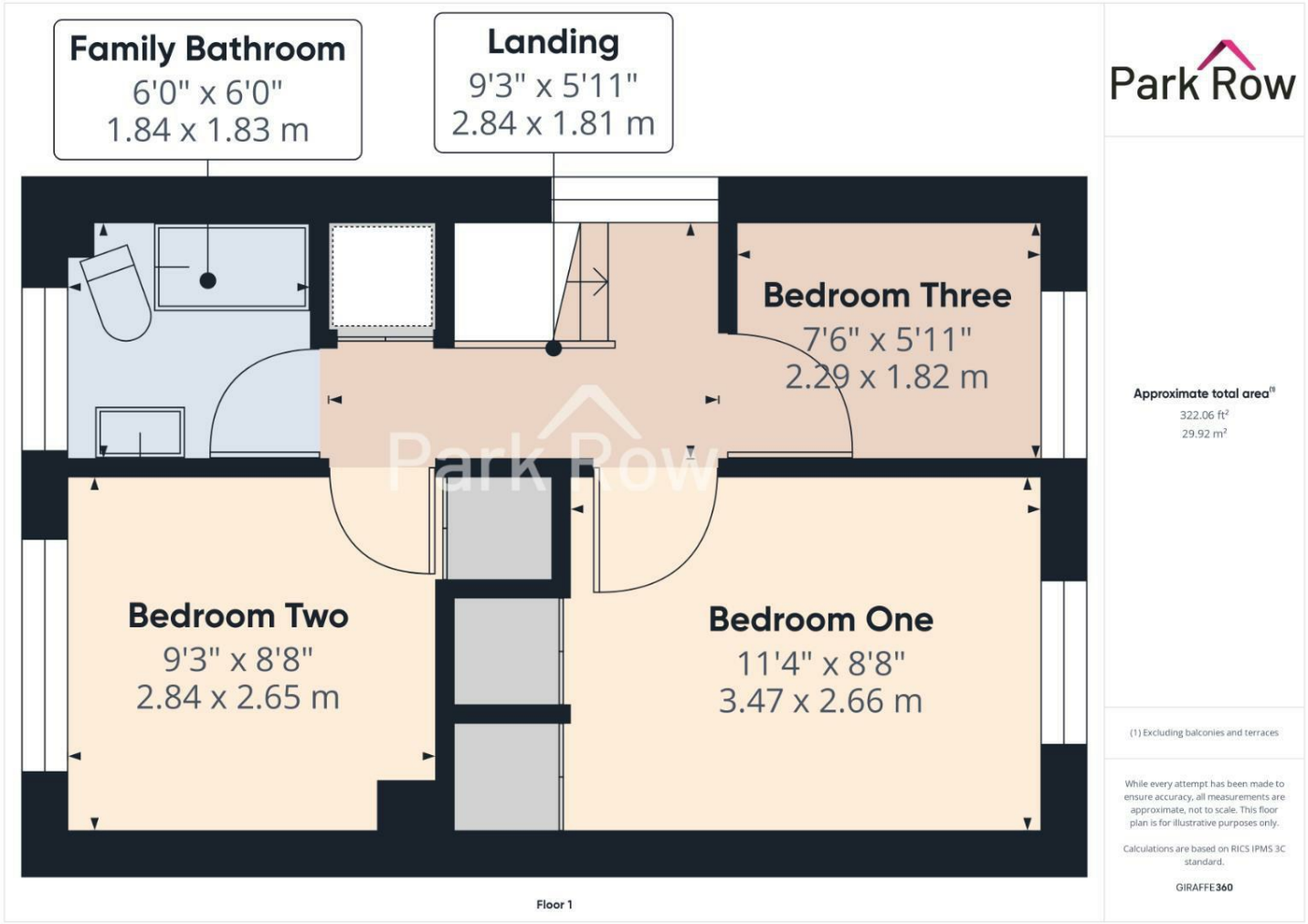
VIEWINGS

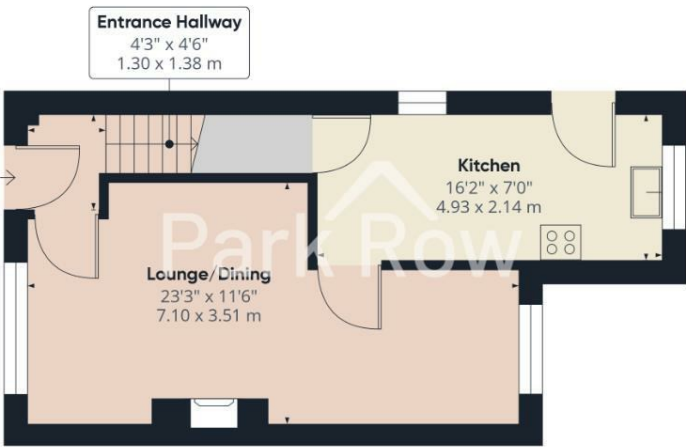
Strictly by appointment with the sole agents.

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.

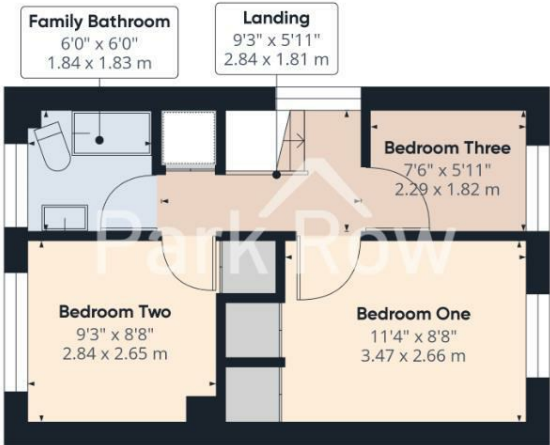








Floor 0



Floor 1

Park Row

Approximate total area[®]
697.72 ft²
64.82 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

T 01977 681122
W www.parkrow.co.uk

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

