

# Park Row



## Bartlett Grove, Sherburn In Elmet, Leeds, LS25 6FT

Offers In Excess Of £500,000



**\*\*EXTENDED DETACHED PROPERTY\*\*FOUR BEDROOMS\*\*ORANGERY\*\*OFFICE/BEDROOM FIVE\*\*TWO EN-SUITES\*\*LOTS OF PARKING\*\*DOUBLE GARAGE\*\*ENCLOSED REAR GARDEN\*\*DESIREABLE LOCATION ON THE SOUGHT AFTER RED ROW ESTATE\*\*BEAUTIFUL THROUGHOUT\*\***

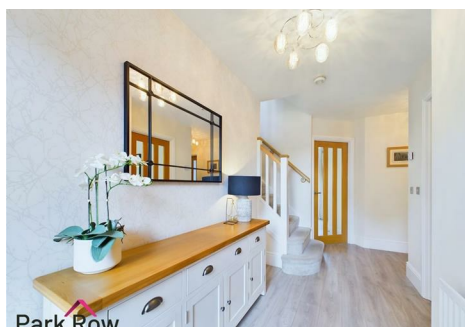
Nestled in the charming village of Sherburn In Elmet, Leeds, this extended detached house on Bartlett Grove offers a perfect blend of modern living and comfort. Situated on a desirable plot within the highly sought-after Red Row Estate, this property is ideal for families seeking both space and convenience.

Upon entering, you are greeted by lounge providing ample space for relaxation and entertaining. The open plan kitchen and dining room is a highlight, seamlessly connecting to the rear garden, making it perfect for family gatherings and summer barbecues. The orangery, which also opens to the garden, adds a touch of elegance and allows for an abundance of natural light.

This home boasts four well-proportioned bedrooms, with the potential for a fifth bedroom in the office space, offering flexibility to suit your needs. The two modern en-suites, along with a family bathroom and a convenient downstairs w/c, ensure that there is no shortage of facilities for family and guests alike.

Outside, the property features a driveway with parking for multiple cars. The enclosed rear garden is a delightful retreat, complete with a bespoke built-in seating area, perfect for enjoying the outdoors in privacy. This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a friendly community. With its modern amenities and spacious layout, it is sure to appeal to those looking for a family-friendly environment in a picturesque setting. Don't miss the opportunity to make this exceptional property your own.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'VE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through an Oak door with a double glazed frosted window to the left hand side which leads into;

### ENTRANCE HALLWAY

15'11" x 5'5" (4.86 x 1.66)



Stairs which lead up to the first floor accommodation, central heating radiator and oak internal doors which lead into;

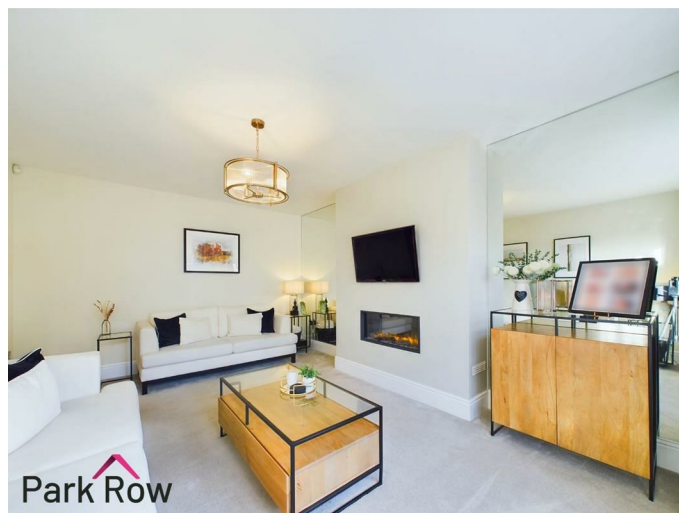


### LOUNGE

16'7" x 11'8" (5.06 x 3.58)



Double glazed window to the front elevation, central heating radiator, full length mirrors, and a bespoke built in media wall with a decorative fire and space for a television within.





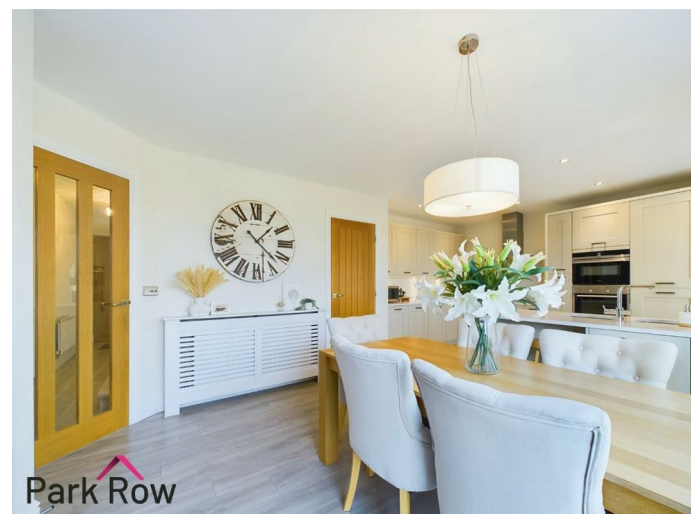


garden, space for a dining table and chairs for six people, light grey shaker-style wall and base units surrounding the kitchen area with LED lighting within, integral double oven, integral five ring induction hob with a built in extractor fan over, square edge worktops, integral dishwasher, integral fridge/freezer, island to the centre which matches the kitchen with space for seating, double sink set within the island with a hot tap over and an insinkerator, LED spotlights, central heating radiator with a white wooden radiator cover and an open doorway which leads into;



## KITCHEN/DINING

19'9" x 11'8" (6.03 x 3.58)



Double glazed bi-fold doors which lead out to the rear







### ORANGERY

9'2" x 7'7" (2.81 x 2.33)



Double glazed window to the side elevation, double glazed sliding patio doors which leads out to the rear garden, double glazed lantern sky-light and LED spotlights surrounding.



### UTILITY

9'5" x 5'0" (2.89 x 1.54)



Wall and base units and square edge worktop which matches the kitchen, space and plumbing for a washing machine, houses the boiler, central heating radiator, spotlights to the ceiling and a composite door with obscure glass within which leads out to the rear garden.

### DOWNSTAIRS W/C

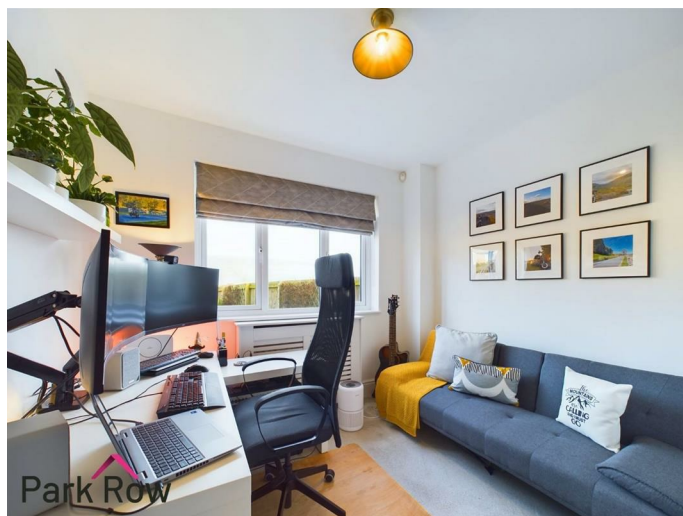
5'10" x 3'7" (1.80 x 1.10)



Obscure double glazed window to the side elevation and includes; close coupled w/c, pedestal hand basin with chrome taps over, central heating radiator and half tiled to the rest of the walls.

### OFFICE/POTENTIAL BEDROOM FIVE

9'8" x 9'4" (2.97 x 2.87)



Double glazed window to the rear elevation and a central heating radiator with a white wooden radiator cover.

### FIRST FLOOR ACCOMMODATION

### LANDING

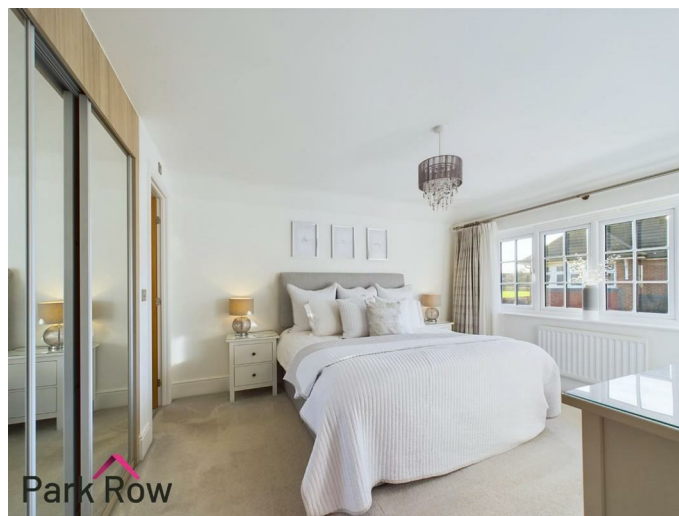
16'8" x 8'3" (5.09 x 2.52)



Double glazed window to the front elevation, LED lighting pendant above the stairs, central heating radiator, a door leading into a cupboard with storage and further internal doors which lead into;

### BEDROOM ONE

13'2" x 11'9" (4.02 x 3.60)



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





**BEDROOM TWO**  
12'11" x 9'2" (3.96 x 2.81)



**ENSUITE**  
7'9" x 6'6" (2.38 x 2.00)



Double glazed window to the rear elevation, built in sliding wardrobes with mirrored doors, central heating radiator and an Oak internal door which leads into;



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, hand basin set within a wood effect unit with storage, full width fully tiled walk in mains shower with a waterfall head attachment, half tiled to the rest of the walls, spotlights to the ceiling and a chrome towel radiator.

## ENSUITE

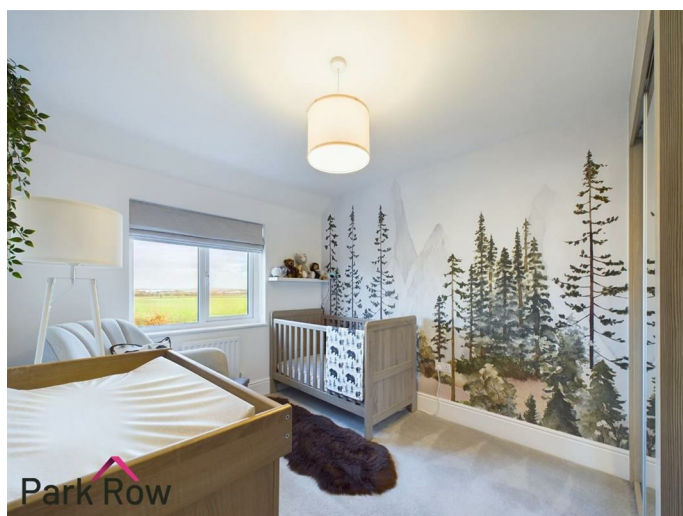
6'9" x 6'5" (2.06 x 1.97)



Obscure double glazed window to the rear elevation and includes a white suite comprising; close coupled w/c, floating half pedestal hand basin with chrome taps over, full width fully tiled walk in mains shower with a waterfall head attachment, half tiled to the rest of the walls, spotlights to the ceiling and a chrome towel radiator.

## BEDROOM THREE

11'8" x 8'10" (3.58 x 2.70)



Double glazed window to the rear elevation, built in sliding wardrobes with mirrored doors and a central heating radiator.



## BEDROOM FOUR

9'9" x 9'5" (2.99 x 2.89)



Double glazed window to the rear elevation, built in sliding wardrobes with mirrored doors and a central heating radiator.



## FAMILY BATHROOM

8'5" x 6'2" (2.59 x 1.89)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, hand basin set within a wood-effect unit with storage, panel bath with a mains shower above and a glass shower screen, fully tiled around the bath and half tiled to the rest of the walls, LED spotlights to the ceiling and a chrome towel radiator.

## EXTERIOR

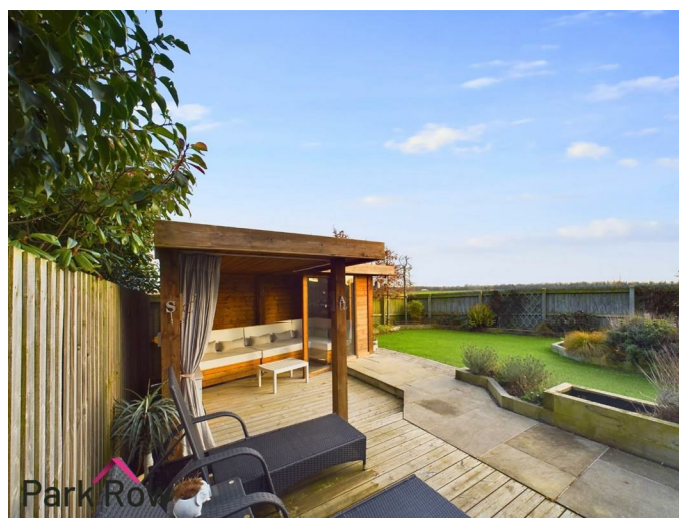
### FRONT



To the front of the property there is a spacious block paved driveway with space for parking for multiple vehicles, two borders filled with mature bushes and decorative stones, access to the garage, access to the rear garden via wooden pedestrian gates, perimeter fencing to the right hand side and the rest is mainly artificial grass.



### REAR



Accessed from the front of the property via both pedestrian gates, the patio doors in the kitchen/dining room, the sliding doors in the snug or through the door in the utility room where you will step out onto; a paved patio area with space for outdoor seating, a further paved patio area mixed with decking with further space for seating, bespoke built in wooden outdoor seating area with a covering above and power, perimeter wooden raised planters filled with mature shrubs and trees, views over the neighbouring fields, perimeter fencing to all three sides and the rest is mainly artificial lawn.





### DOUBLE GARAGE

18'6" x 16'3" (5.64 x 4.97)

Accessed via the black electric roller shutter door and via the under-stairs storage cupboard and includes; power, lighting, laminate flooring, LED spotlights to the ceiling and it is a great space for storage and could be used as a gym.

### TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: F

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

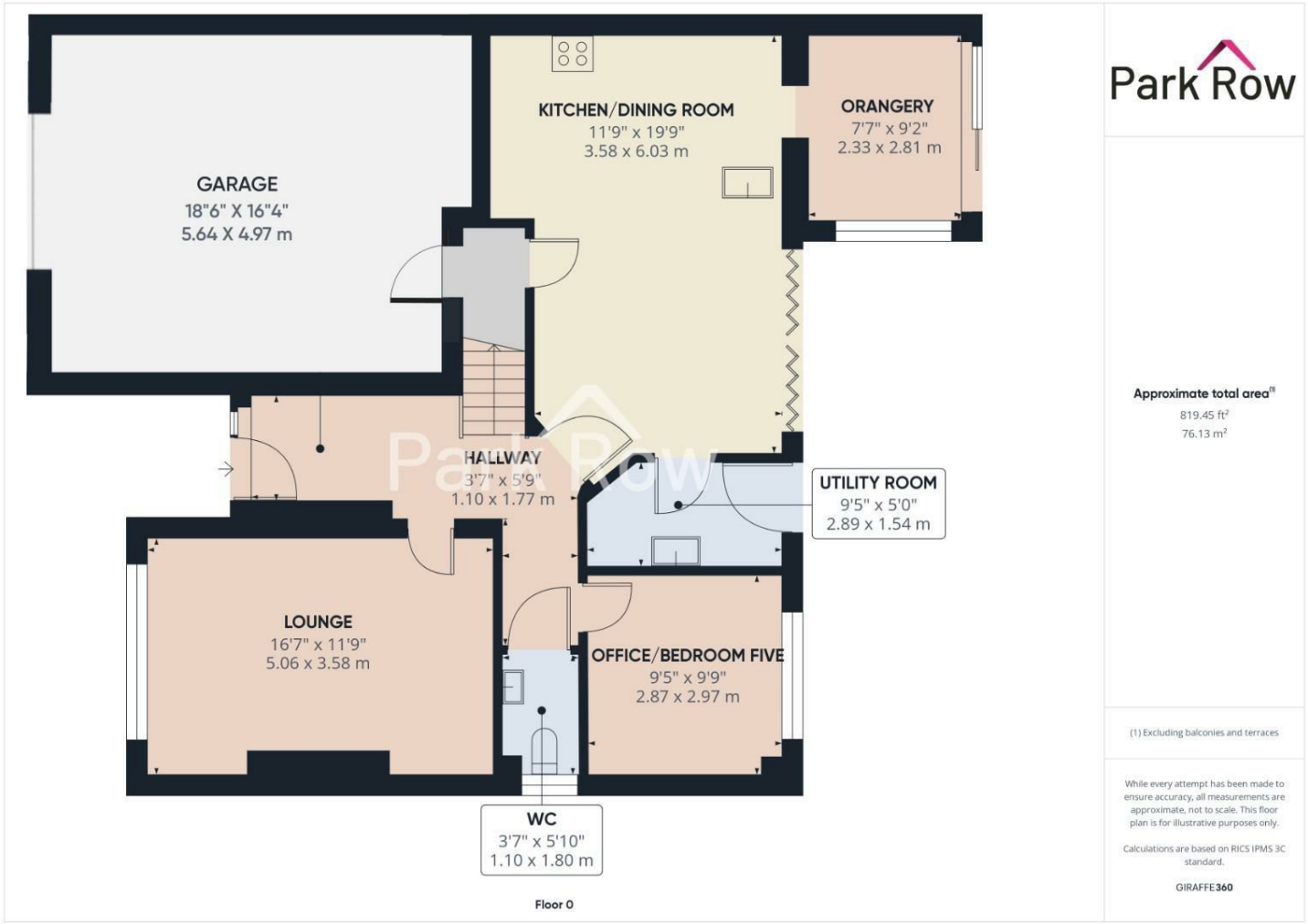
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199  
PONTEFRAC - 01977 791133  
CASTLEFORD - 01977 558480

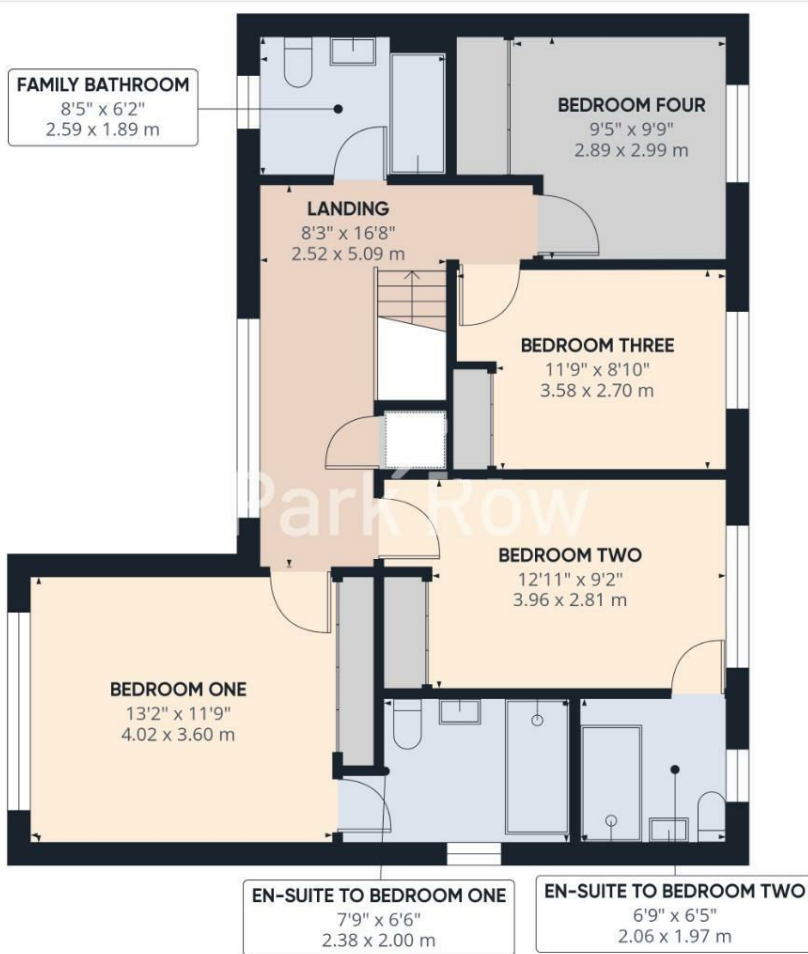
## VIEWINGS

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**

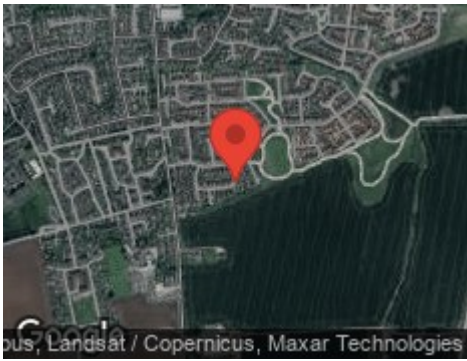
**Approximate total area<sup>(1)</sup>**  
769.61 ft<sup>2</sup>  
71.5 m<sup>2</sup>

(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.

GIRAFFE360



Floor 1

Park Row

Approximate total area<sup>n</sup>  
1589.06 ft<sup>2</sup>  
147.63 m<sup>2</sup>

(1) Excluding balconies and terraces

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