

Park Row



Cherry Tree Court, Sherburn In Elmet, Leeds, LS25 6PZ

£575,000



****BARN CONVERSION**FOUR BEDROOMS**GARAGE**EV CHARGER**SHOWSTOPPING OPEN PLAN KITCHEN/DINING/LIVING ROOM**HIGH SPECIFICATIONS THROUGHOUT**DOWNSTAIRS W.C**UTILITY**ENSUITE AND DRESSING AREA TO MASTER BEDROOM**GARAGE AND PARKING**ENCLOSED REAR GARDEN****

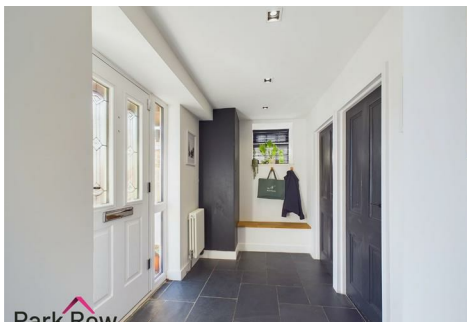
Welcome to Cherry Tree Court, a stunning detached house located in the picturesque Sherburn In Elmet, Leeds. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with the family. With four bedrooms and two bathrooms, there is ample space for a growing or established family.

One of the highlights of this property is the barn conversion, which has been meticulously done to a high standard with top-notch specifications throughout. The open plan kitchen/dining/living room is a true showstopper, offering a modern and spacious area for cooking, dining, and unwinding.

Parking will never be an issue with space for up to 5 vehicles, along with a garage and additional parking to the rear of the property. The stunning enclosed rear garden, complete with willow trees, provides a peaceful retreat for outdoor activities or simply enjoying the fresh air.

For those who enjoy movie nights at home, the property features a snug that has been set up as a cinema room, perfect for cozy evenings in. Additionally, a utility room and a downstairs w/c add convenience to daily living.

Don't miss out on the opportunity to make this beautiful property your new home. With its blend of modern amenities and charming features, Cherry Tree Court is sure to impress even the most discerning buyer. 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!'



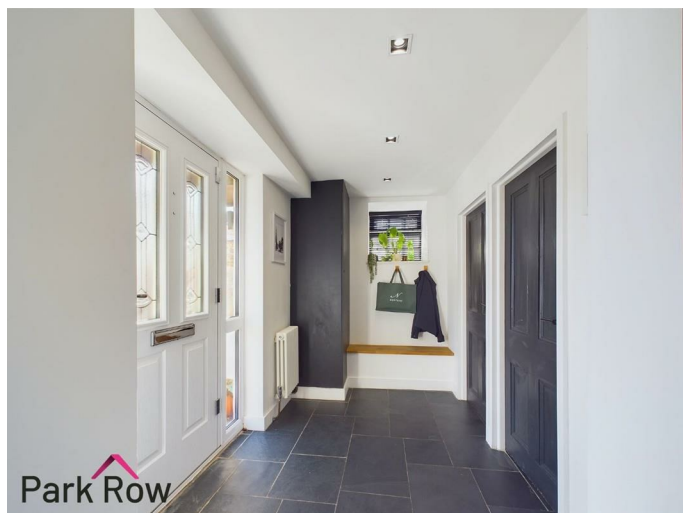
GROUND FLOOR ACCOMMODATION

ENTRANCE

Entrance is through a green composite door with two decorative glazed panels inside and a two further glazed panels either side leading into;

ENTRANCE HALLWAY

9'4" x 5'10" (2.85 x 1.78)



Double glazed window to the side elevation, built in cupboard which houses the fuse box, built in bench, LED spotlights, cast iron radiator, fully tiled flooring, an open doorway leading into open-plan kitchen/dining/living and a further two doors leading into;

UTILITY ROOM

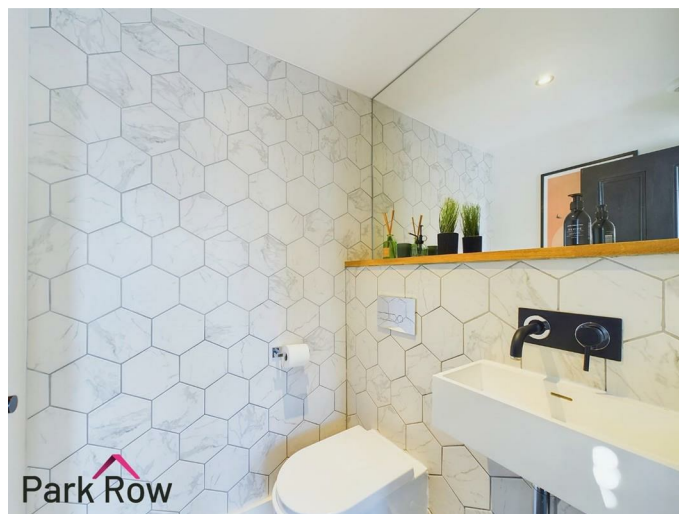
8'11" x 7'3" (2.73 x 2.23)



Double glazed window to the rear elevation, Traditionally hand made 'Harvey Jones' in-frame larder and base cabinetry (one of which houses the boiler) with plenty of room for storage. Space and plumbing for a washing machine, Belfast sink, solid Oak worktop, fully tiled splashback behind worktop area, central heating radiator and house alarm system.

DOWNSTAIRS W/C

4'4" x 4'0" (1.34 x 1.24)



Includes a white suite comprising; close coupled w/c with a concealed cistern and push button flush, pedestal hand basin with black taps over and is fully tiled on two walls with hexagon geometric tiles.

KITCHEN/LIVING/DINING

32'3" x 17'11" (9.83 x 5.47)



Two sets of aluminium double glazed three panel bi-fold doors to the rear elevation, double glazed window to the front elevation, cast iron radiators, feature wooden doors built in to a stone wall, exposed beams to ceiling, multi-fuel fireplace with exposed stone surround and stone hearth and stairs leading up to first floor accommodation. The kitchen is a fully fitted 'ProNorm' German kitchen with Tall standing larder and base units in a matte black lacquer and wood grain finish, 'Silestone' 12mm quartz worktops and integrated breakfast larder with sliding pocket doors. Appliances include 'Neff' larder fridge with freezer compartment, 'Neff' slide and hide oven, 'Neff' integrated microwave, 'Neff' warming drawer, 'Neff' integrated dishwasher, three compartment integral bin

and a 'Neff' flexi-induction hob with 'Neff' downdraft extractor and inset sink including 'Quooker' hot water tap. The dining area has more cast iron radiators, 'Cambridge Audio' flush-mounted and surround sound ceiling speakers, Engineered wood flooring, , LED spotlights to ceiling and a further door leading into;







SNUG
17'3" x 10'5" (5.26 x 3.19)



Double glazed uPVC door giving access to the rear, central heating radiator, inset wall with space for wall mounted television, door that leads into under-stairs storage, up/down cinema-style wall lighting and 'Cambridge Audio' surround sound with audio receiver.

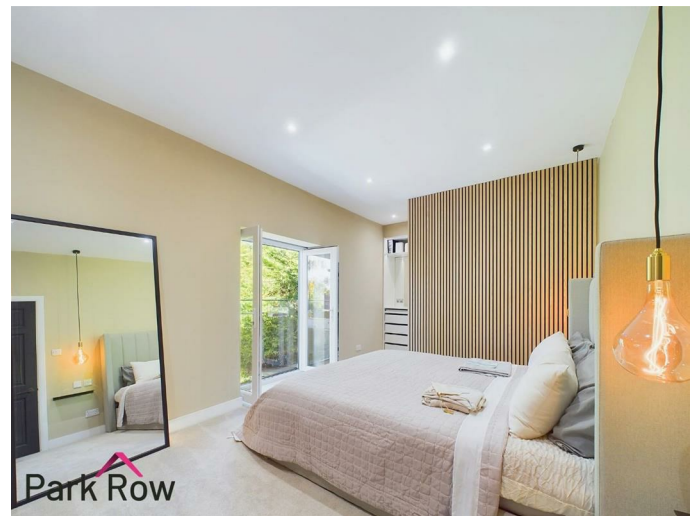
FIRST FLOOR ACCOMMODATION

LANDING
28'4" x 7'8" (8.64 x 2.34)



Double glazed window to the front elevation, exposed stone wall, original wooden beams, loft access which is part boarded and doors leading into;

MASTER BEDROOM
19'5" x 10'2" (5.93 x 3.12)



Double glazed double doors with a glass Juliette balcony to the rear elevation, LED spotlights to ceiling, cast iron radiator, open area leading to dressing area, and a further door leading into;



DRESSING AREA



Various white wooden built in wardrobes, LED lighting and a door which leads into;



ENSUITE TO MASTER BEDROOM

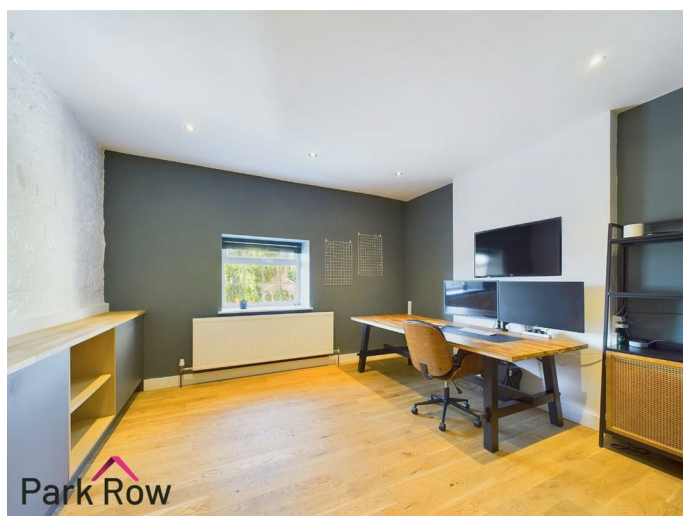
8'4" x 5'3" (2.56 x 1.61)



Has a white suite comprising; wall-mounted toilet with matte black push fittings, wall-mounted hand basin with matte black taps over, fully tiled flooring, black heated towel rail, extractor fan to ceiling and walk-in shower with a glass shower screen and black waterfall showerhead.

BEDROOM TWO

13'6" x 12'11" (4.14 x 3.94)



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

BEDROOM THREE

17'8" x 9'5" (5.398 x 2.88)



Double glazed window to the front elevation, central heating radiator and also has loft access.

BEDROOM FOUR

11'8" x 9'6" (3.57 x 2.90)



Double glazed window to the rear elevation, built in wardrobe with black wooden doors and central heating radiator.

FAMILY BATHROOM

7'3" x 7'0" (2.23 x 2.15)



Double glazed obscure glass window to the front elevation. White suite comprising; Jacuzzi-style bath with black taps over and mains shower above, glass shower screen surrounding, wall-mounted toilet with black push fittings, hand basin with black taps over, cupboard which pulls out with two laundry bin compartments and storage above, 'Cambridge Audio' flush mounted ceiling speakers with audio receiver, extractor fan to ceiling, LED spotlights and 'WarmUp' underfloor heating.

EXTERIOR

FRONT



To the front of the property there is a shared driveway off from Low Street leading to the property where you will come to a paved area and then a step up to the entrance door, downward facing light outside the entrance, porch above the entrance door, a path leads to the right hand side with decorative pebbled border which leads to a bin store area.

SIDE

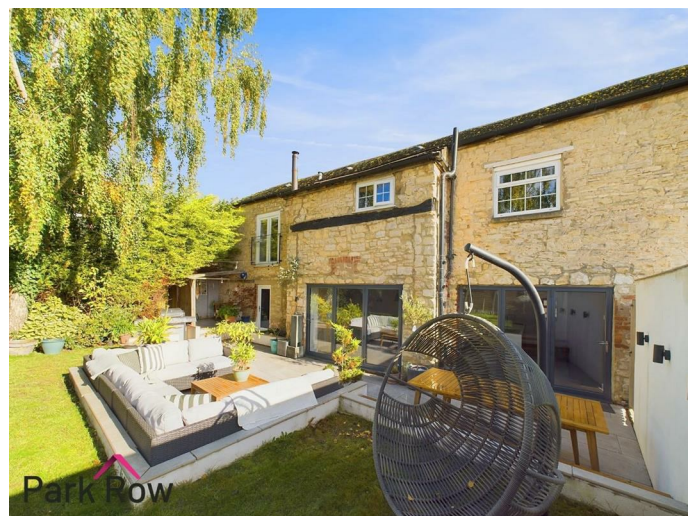
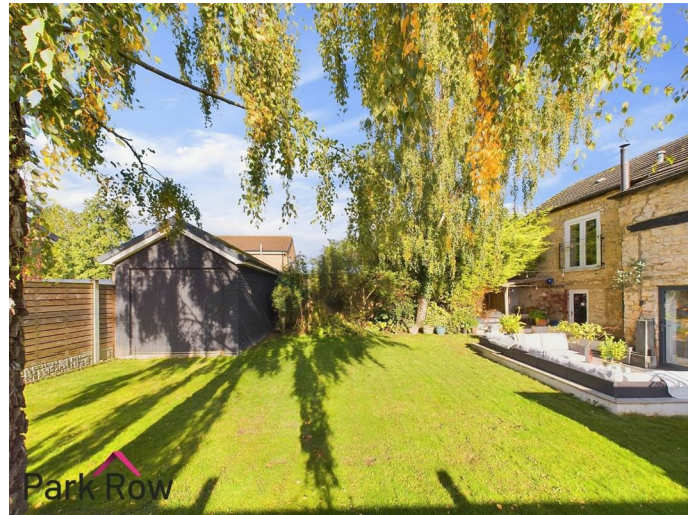
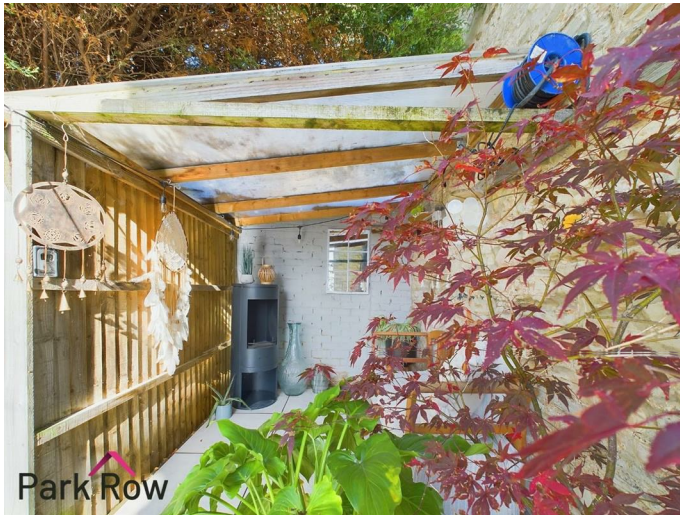


To the left of the property there is a sweeping driveway leading to parking spaces with an EV charging point. Wooden vehicular gates giving access to the garden and detached garage. The driveway has rendered walls to both sides with decorative shrubs, up/down lighting and provides additional parking spaces upon a block paved area.

REAR



Can be accessed from the side of the property through a wooden pedestrian gate or wooden vehicular gates in front of the garage. Can also be accessed through the bi-fold doors from the Lounge/Dining/Kitchen or uPVC door from the snug where you will step out onto a porcelain paved patio area with space for dining, lounge seating and a BBQ area. To the right hand side there is an area covered by a pergola with space for seating. Back lit steps lead up to a lawn area. There is perimeter wall to the left hand side with outdoor lighting, perimeter fencing to the left and rear of the garden and hedging to the right hand side creating a luxurious and private garden.



GARAGE

Detached single garage to the rear garden with barn-style doors incorporating internal power and lighting.

AGENTS NOTE

This property could be sold as a fully furnished property with all items in the property being available for sale.
If this is something you are interested in please contact us.

TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: E

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

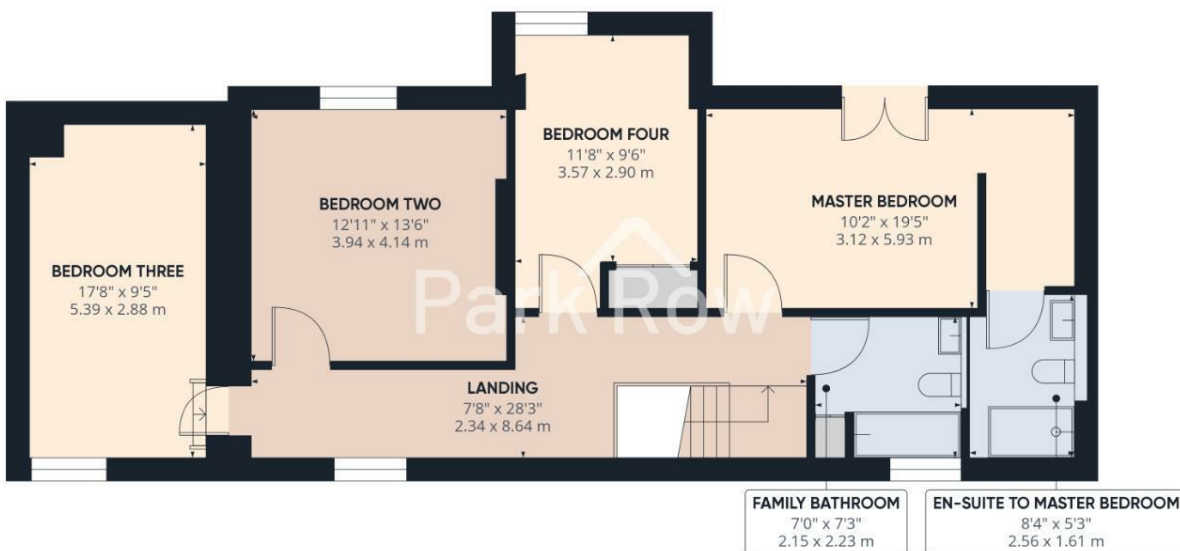
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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.





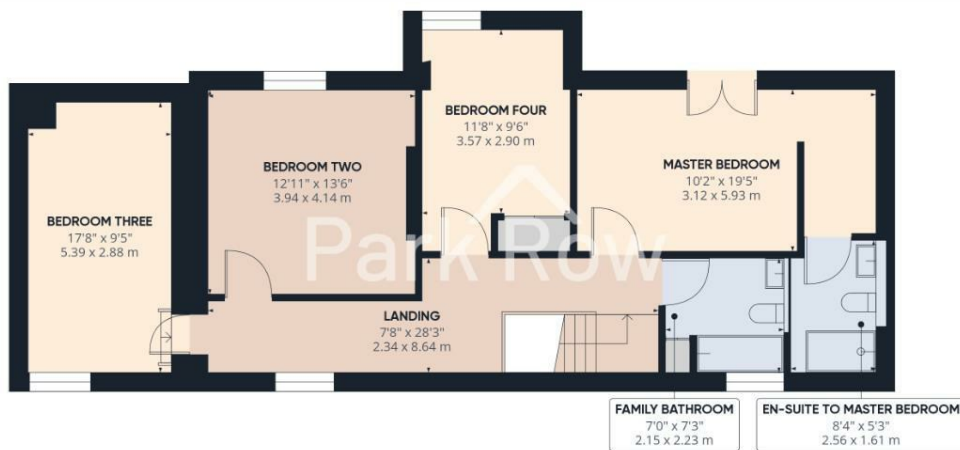
Approximate total area⁽¹⁾
907.73 ft²
84.33 m²

(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.

GIRAFFE360



Park Row

Approximate total area[®]
1841.08 ft²
171.04 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

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T 01977 681122
W www.parkrow.co.uk

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

