

Park Row



Conference Court, Sherburn In Elmet, Leeds, LS25 6GA

Offers In Excess Of £325,000

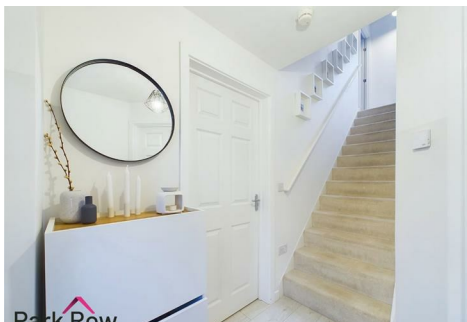


DETACHED HOUSE**STUNNING THROUGHOUT**THREE BEDROOMS**KITCHEN/DINER**UTILITY & DOWNSTAIRS W/C**ENSUITE TO BEDROOM ONE**SOUTH FACING ENCLOSED REAR GARDEN WITH ARTIFICIAL GRASS**GARAGE AND PARKING**

Nestled in the charming area of Conference Court, Sherburn In Elmet, this stunning detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The heart of the home is undoubtedly the spacious kitchen/diner, which provides an inviting atmosphere for both cooking and entertaining.

The property boasts a bright and airy reception room, perfect for relaxing or hosting guests. Additionally, the convenience of two bathrooms ensures that morning routines run smoothly, catering to the needs of a busy household. Every corner of this home has been thoughtfully designed, showcasing a contemporary style that is both stylish and functional. The layout promotes a sense of openness, making it a delightful space to live in. Located in the desirable Sherburn In Elmet, residents will enjoy a peaceful community while still being within easy reach of Leeds and its vibrant amenities. This property truly represents a wonderful opportunity for anyone looking to settle in a beautiful home. Don't miss the chance to make this stunning house your new residence.

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 glass panel inserts and storm porch over which leads into:

ENTRANCE HALLWAY

5'8" x 3'3" (1.74 x 1.01)



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

LOUNGE

18'4" x 10'2" (5.60 x 3.10)



Double glazed window to the front elevation, television points, two central heating radiators and has double glazed double doors which lead out into the rear garden.



KITCHEN/DINER

18'4" x 9'1" (5.61 x 2.79)



Two double glazed windows, one to the front elevation and one to the rear elevation and has wall and base units in a high gloss finish with stainless steel handles, quartz worktops, one and half stainless steel sink with chrome tap over set within the work unit, four ring gas hob with extractor over and built in oven below, integral dishwasher, integral fridge/freezer, two central heating radiators, spotlights to the ceiling, fully tiled floor with space for dining table and chairs with a fully tiled floor, door leads into storage cupboard and has an internal door which leads into:



UTILITY

5'1" x 6'1" (1.55 x 1.87)

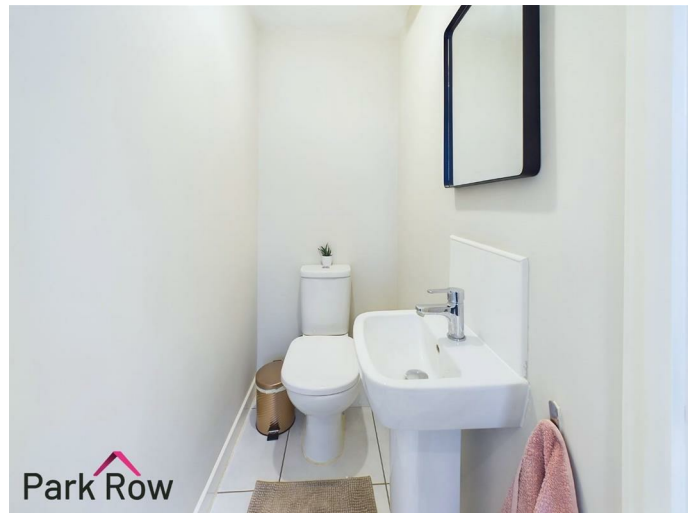


Has wall and base unit to match the kitchen with quartz worktop, spotlights to the ceiling, central heating radiator with a fully tiled floor, integrated washer/dryer, external double glazed door with obscure glass panel insert which leads to the rear garden and an internal door which leads into:



DOWNSTAIRS W/C

4'7" x 2'11" (1.42 x 0.91)

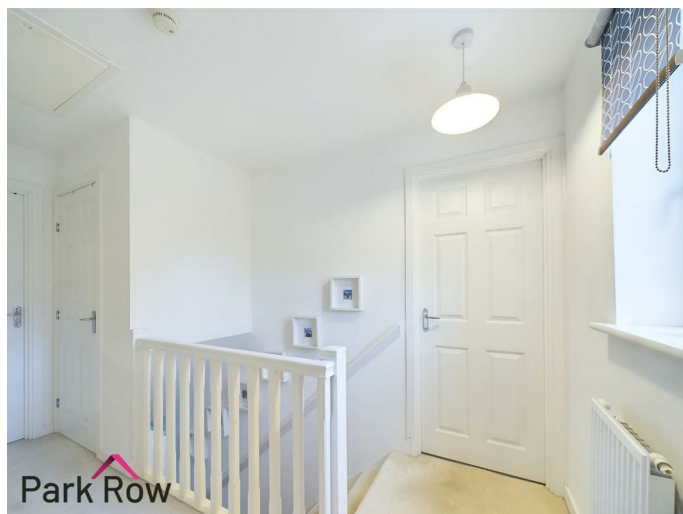


Has a white suite comprising: close coupled w/c, handbasin with chrome tap over and tiled splashback, central heating radiator with a fully tiled floor.

FIRST FLOOR ACCOMMODATION

LANDING

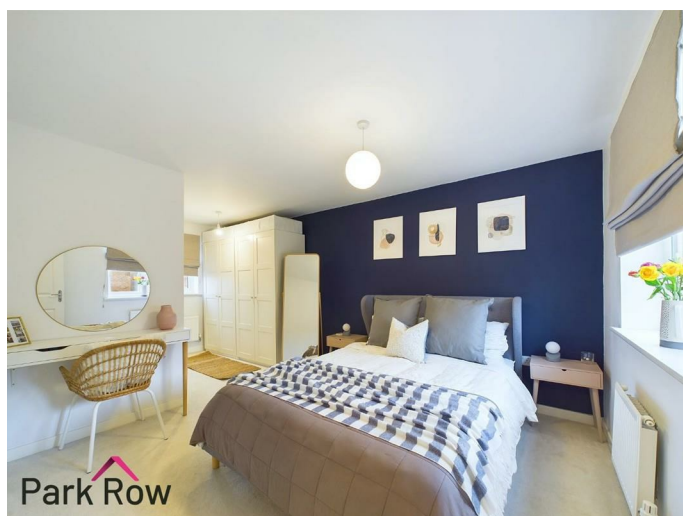
11'11" x 2'10" (3.65 x 0.88)



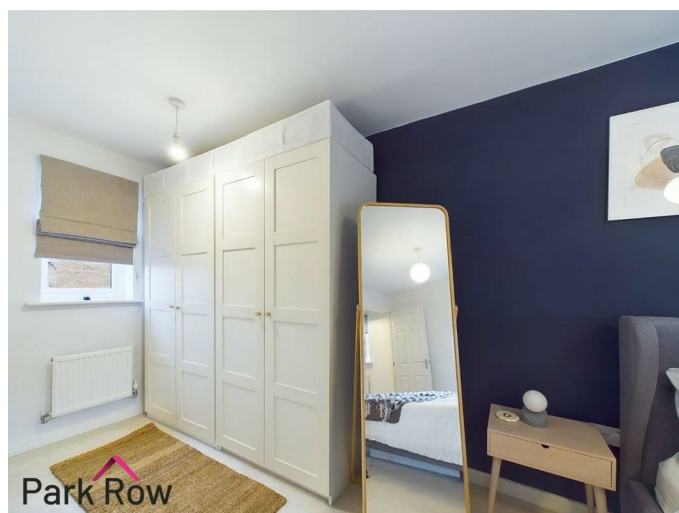
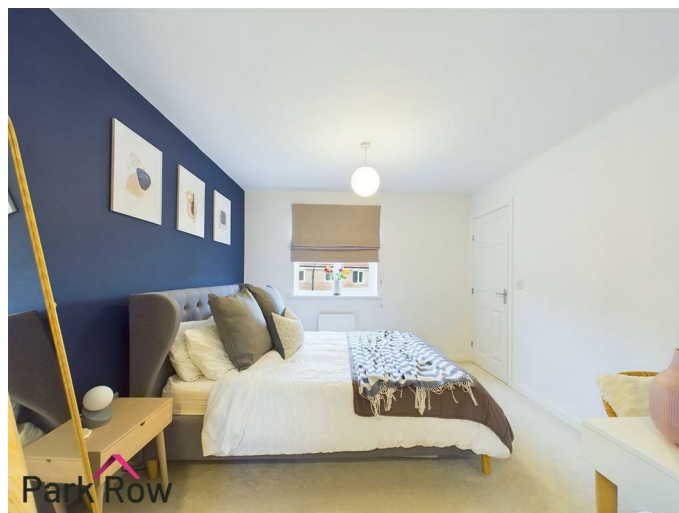
Double glazed window to the rear elevation, central heating radiator, loft access, door leads into storage cupboard and has further internal doors leading off:

BEDROOM ONE

18'4" x 10'4" (5.60 x 3.15)



Two double glazed windows, one to the front elevation and one to the rear elevation, two central heating radiators and an internal door which leads into:



ENSUITE

7'1" x 3'10" (2.18 x 1.19)



Obscure double glazed window to the front elevation and has

a white suite comprising: walk in shower with mains shower and glass shower screen, pedestal handbasin with chrome tap over and tiled splashback, close coupled w/c, central heating radiator and has a fully tiled floor.

BEDROOM TWO

10'6" x 8'3" (3.22 x 2.54)



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

BEDROOM THREE

7'6" x 9'1" (2.31 x 2.77)



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

FAMILY BATHROOM

6'1" x 7'2" (1.87 x 2.19)



Obscure double glazed window to the front elevation and has a white suite comprising: panel bath with shower attachment above and glass shower screen, pedestal handbasin with chrome tap over, close coupled w/c, central heating radiator, spotlights to the ceiling, extractor fan to rear wall and is fully tiled around the bath area and half tiled around the washbasin/wc. area and has a fully tiled floor.

EXTERIOR

FRONT



To the front of the property is a flagged footpath which leads to the front entrance door which decorative gravel under both front windows and continues down either side of the property. A tarmacked drive to the right hand side of the property and has space for parking and leads to the single garage.

REAR



Can be accessed via the wooden pedestrian gate down the right hand side of the property, the door in the utility room or the double doors in the lounge where you will step out onto: a beautiful stone patio which runs along the back of the property with space for seating, wooden decked area with space for seating with pergola above, raised wooden planters with plants and shrubs, the rest is laid with an artificial lawn and has an outside tap and with wooden perimeter fencing to all sides.



GARAGE

Accessed via and up and over door and has power and lighting.

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

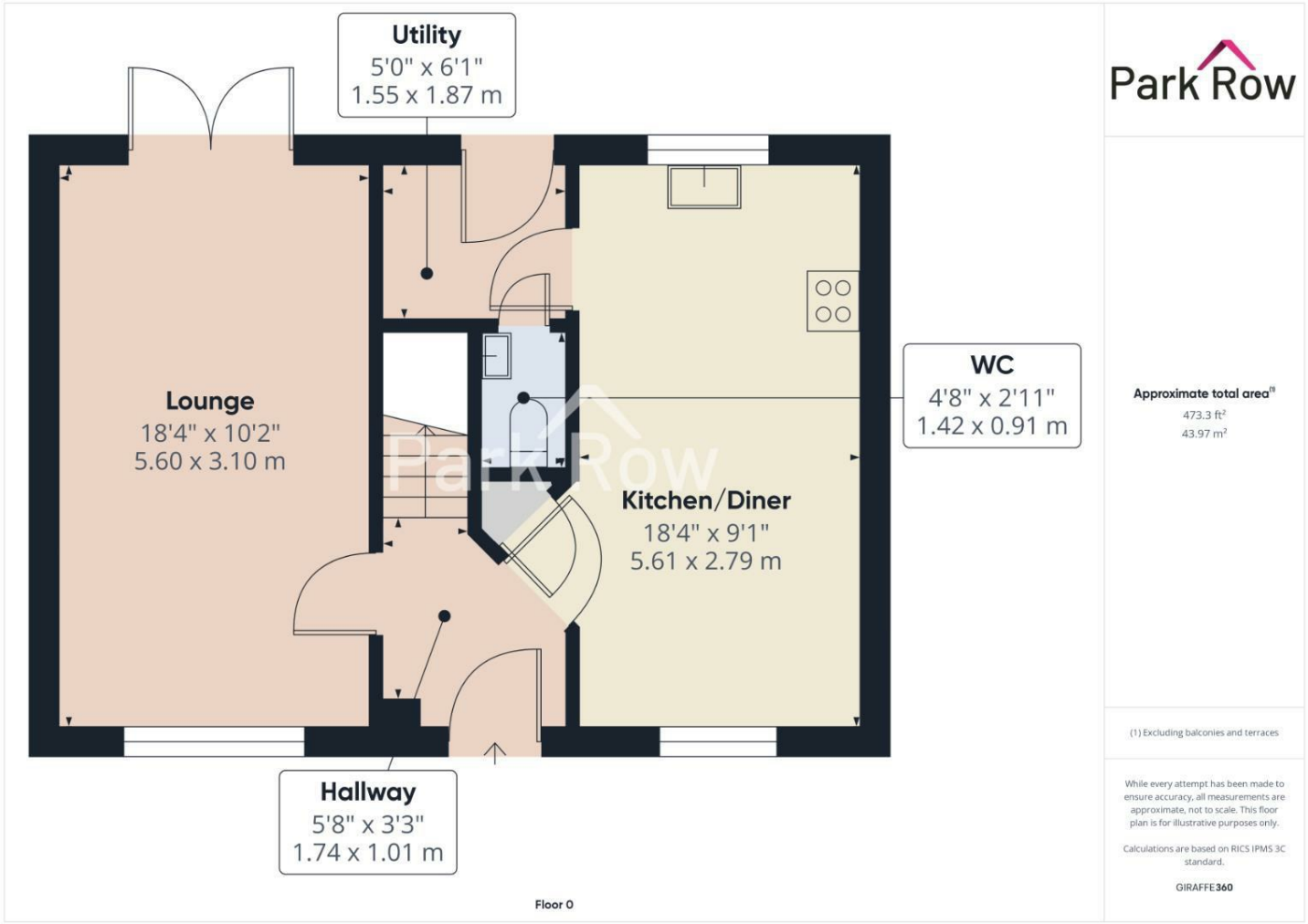
CALLS ANSWERED :
Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

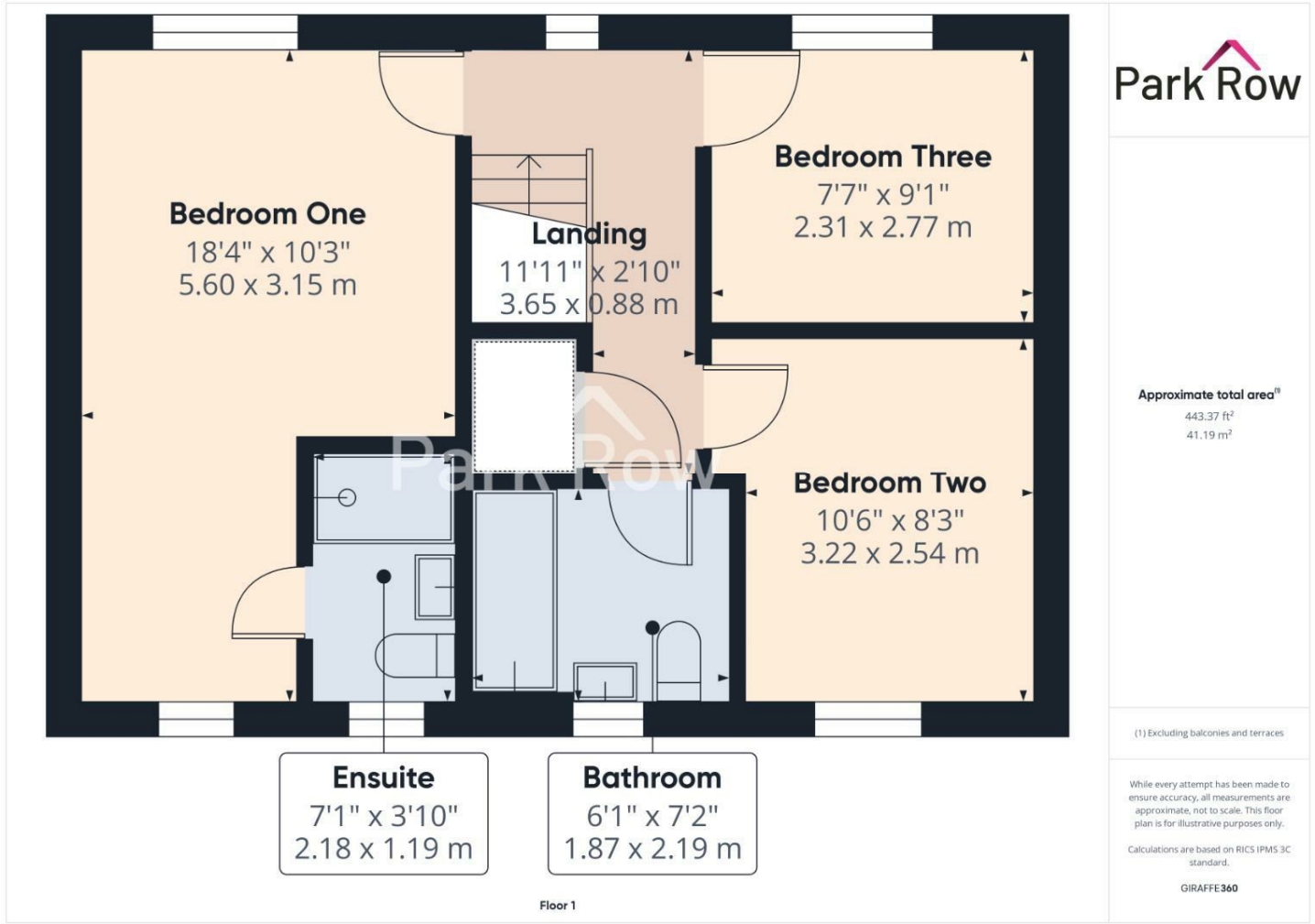
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

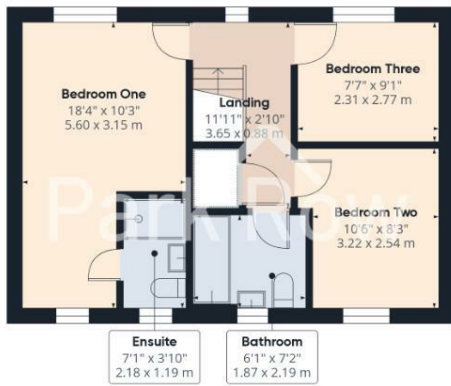
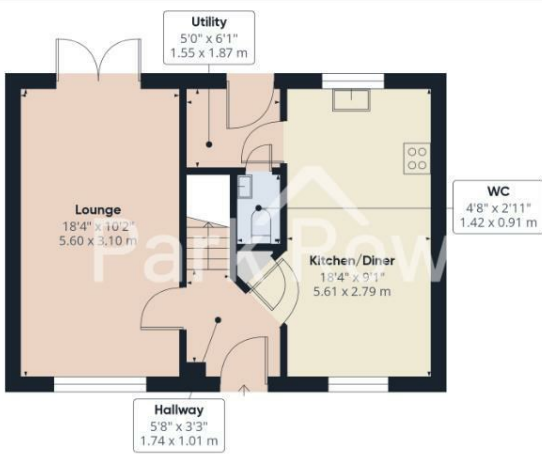
SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.







Park Row

Approximate total areaⁿ
916.67 ft²
85.16 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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