

# Park Row



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

£650,000



**\*\*STUNNING VICTORIAN END-TERRACE PROPERTY\*\*SIX BEDROOMS\*\*ANNEX RECENTLY CONVERTED TO A HIGH STANDARD\*\*CIRCA 3000 SQFT\*\*OFF STREET PARKING\*\*\*STEEPED WITH TRADITIONAL FEATURES\*\*SPACIOUS REAR GARDEN\*\*UTILITY ROOM\*\*CONSERVATORY\*\*EN-SUITE TO MASTER\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\*EV CHARGER\*\*CELLAR\*\***

Nestled on Low Street in the charming village of Sherburn In Elmet, Leeds, this stunning Victorian end-terrace property is a true gem, brimming with original features that evoke a sense of timeless elegance. With six generously sized bedrooms, including a master suite complete with an en-suite bathroom, this home offers ample space for families or those seeking room to grow.

The property boasts two inviting reception rooms, perfect for entertaining or relaxing with loved ones. The dining room is particularly noteworthy, featuring a built-in bar area complete with a wine cooler, making it an ideal setting for hosting gatherings. The kitchen dining room, with its double doors leading out to the rear garden, creates a seamless flow between indoor and outdoor living.

The main family bathroom is beautifully appointed, ensuring comfort and style for all. Additionally, a convenient downstairs w/c adds to the practicality of this well-designed home.

One of the standout features of this property is the recently converted annex located in the spacious enclosed rear garden. Spread across two floors, this versatile space has been finished to a high standard and includes a stylish bar and a striking feature staircase with glass elements. This annex presents endless possibilities, whether as a guest suite, home office, or entertainment area.

The rear garden itself is a tranquil retreat, featuring an established tree that adds character and a patio area adjacent to the annex, perfect for a hot tub or outdoor dining. This delightful outdoor space is ideal for enjoying sunny days and evenings with family and friends with scope for additional accommodation or could be used as a business opportunity.

In summary, this exquisite Victorian end-terrace home in Sherburn In Elmet offers a perfect blend of classic charm and modern convenience, making it an exceptional choice for discerning buyers.

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!'





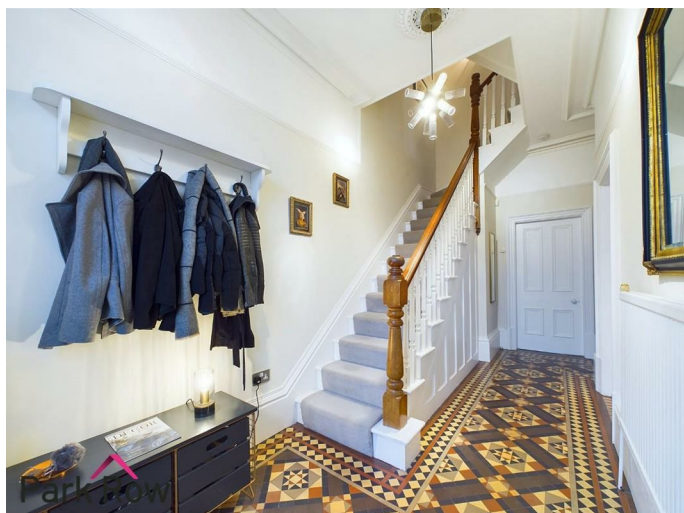
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a light grey composite door with two frosted glass double glazed windows within plus a further frosted glass double glazed window above which leads into;

### ENTRANCE HALLWAY

18'5" x 6'11" (5.62 x 2.11)

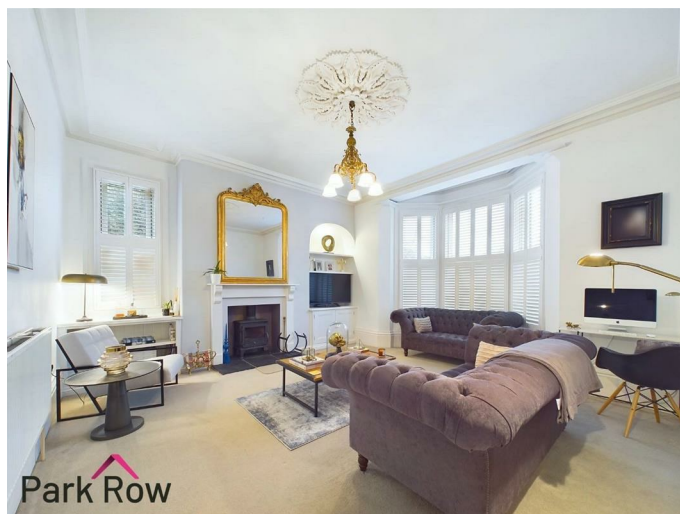


Victorian style staircase with architrave detailing with wooden balustrades and spindles which lead up to the first floor accommodation, stunning original Victorian-style tiling throughout, central heating radiator, traditional skirting boards and coving throughout with a wooden internal door which leads to;



### LOUNGE

15'9" x 15'0" (4.82 x 4.58)

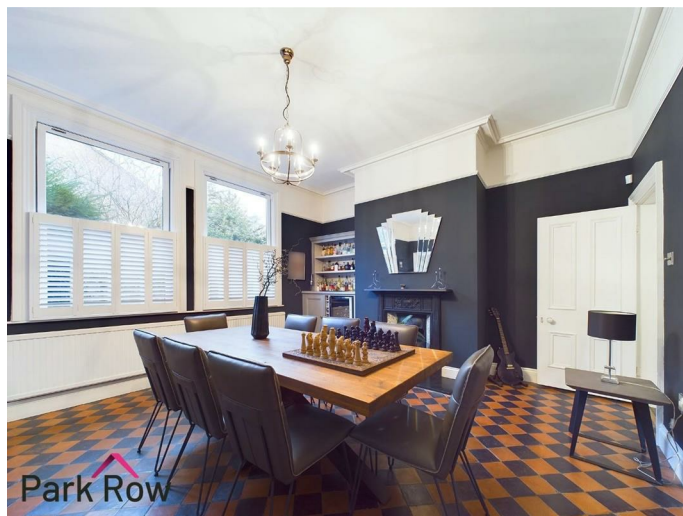


Double glazed sliding sash bay-window to the front elevation with bespoke window shutters, double glazed sliding sash window to the side elevation with bespoke window shutters, cast-iron fire set within a fireplace with a tiled hearth and a wooden surround, curved alcove to the side of the fireplace with built in white wooden storage, further built in white wooden shelving to the other side of the fireplace, central heating radiator and traditional skirting boards and coving throughout.



## DINING ROOM

17'2" x 14'9" (5.24 x 4.50)



Two double glazed sliding sash windows to the side elevation with bespoke half window shutters, feature fireplace with a tiled hearth and a black wooden surround, built in light grey wooden bar within the alcove with a built in wine cooler, central heating radiator, traditional skirting boards and coving throughout, tiled flooring, plus a wooden internal door which leads into;



## KITCHEN

17'0" x 10'6" (5.20 x 3.21)



Double glazed window to the side elevation which looks through to the conservatory, a further double glazed sliding sash window to the side elevation, a door which leads to stairs to bedroom five, a uPVC door with double glazed stained glass windows within which leads into the conservatory, double glazed double door which leads out to the rear garden, cream shaker-style wall and base units surrounding the kitchen area, Oak worktops, space and plumbing for a dishwasher, Belfast sink set within the worktop with chrome taps over, space for a freestanding rangemaster cooker with glass splashback behind and a built in extractor fan over, tiled stone flooring, central heating radiator, traditional skirting boards and coving throughout plus a wooden internal door which leads into;





### UTILITY

13'1" x 8'11" (4.00 x 2.73)



Double glazed sliding sash window to the rear elevation, base units to match the kitchen, Oak worktops, space and plumbing for a washing machine, white drainer sink with chrome taps over, space for a freestanding double fridge/freezer, traditional skirting boards and coving throughout, a wooden door which leads back through to the entrance hallway and a further wooden internal door which leads into;

### DOWNSTAIRS W/C

4'11" x 2'10" (1.50 x 0.87)



Includes; traditional high wall w/c and a freestanding sink with chrome taps over plus light grey tiled splashback.

### CONSERVATORY

9'4" x 6'7" (2.87 x 2.02)



Brick built dwarf wall surrounding with wooden single glazed windows above, tiled flooring and wooden single glazed double doors which lead out to the side of the property.

### FIRST FLOOR ACCOMMODATION

#### LANDING

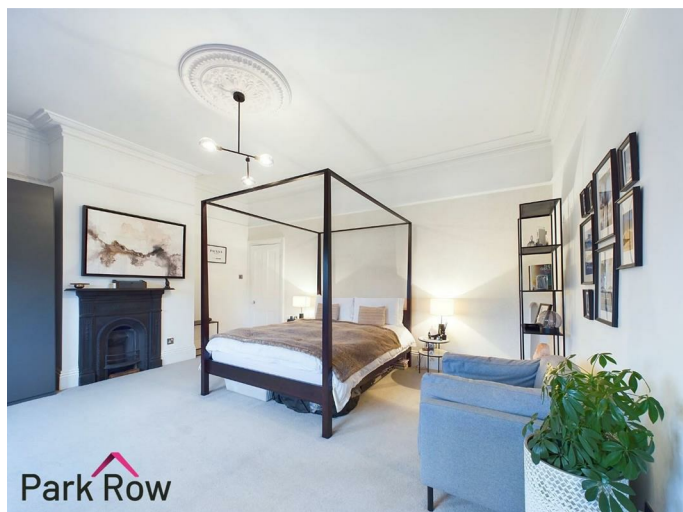
7'6" x 3'8" (2.30 x 1.14)

Twisted Victorian style open staircase with architrave detailing with wooden balustrades and spindles leading up to the second floor accommodation, original stained glass sky light above and internal wooden doors which lead into;

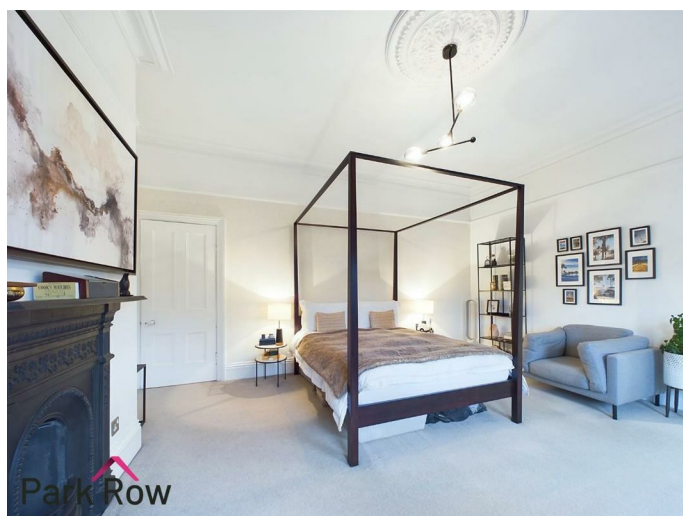


## BEDROOM ONE

17'1" x 14'9" (5.21 x 4.52)



Two double glazed sliding sash windows to the side elevation, feature fireplace with a black wooden surround, central heating radiator, traditional skirting boards and coving throughout and a wooden internal door which leads into;



## HALLWAY

4'5" x 2'3" (1.36 x 0.70)

This leads through to the en-suite and has space for a dressing area.

## ENSUITE

9'6" x 7'4" (2.90 x 2.25)



Double glazed frosted sliding sash window to the side elevation and includes a white suite comprising; a fully tiled walk in mains shower with a waterfall and normal shower head attachment plus a glass shower screen, traditional low wall w/c, freestanding hand basin with chrome taps over and a hand towel rail attached, LED spotlights to the ceiling, traditional towel radiator and fully tiled flooring.

## BEDROOM TWO

14'10" x 14'10" (4.54 x 4.54)



Two double glazed sliding sash windows to the front elevation, a further double glazed sash window to the side elevation, feature fireplace with a marble effect surround, central heating radiator and traditional skirting boards and coving throughout.





### BEDROOM SIX

11'1" x 9'1" (3.38 x 2.78)



Double glazed sliding sash window to the front elevation, central heating radiator and traditional skirting boards and coving throughout.

### FAMILY BATHROOM

13'1" x 8'11" (4.00 x 2.73)



Frosted double glazed sliding sash window to the side elevation and includes a white suite comprising; Traditional low wall w/c, fully tiled walk in mains shower with a waterfall plus a normal shower head attachment, freestanding bath with chrome taps over plus a shower attachment, traditional freestanding hand basin with chrome taps over, traditional towel radiator and tiled flooring.

### BEDROOM FIVE

13'3" x 9'4" (4.06 x 2.85)

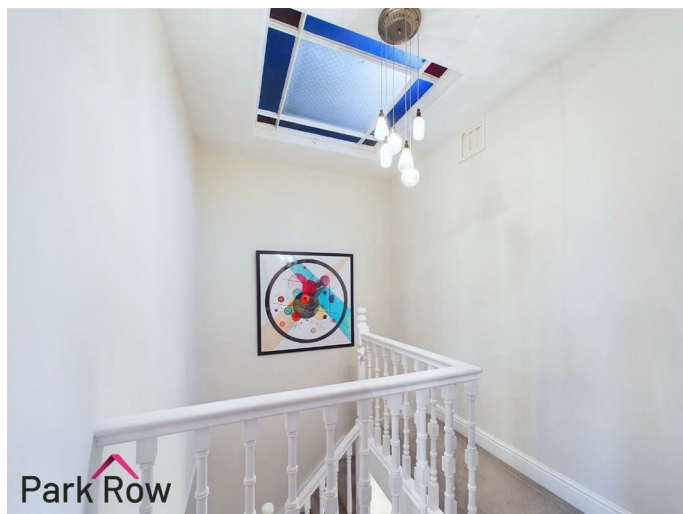
This room is on the first floor however is accessed via its own staircase from the kitchen and includes; Two double glazed sliding sash windows to the rear and side elevation, central heating radiator and a cupboard door which leads into a space for storage.

### SECOND FLOOR ACCOMMODATION



## LANDING

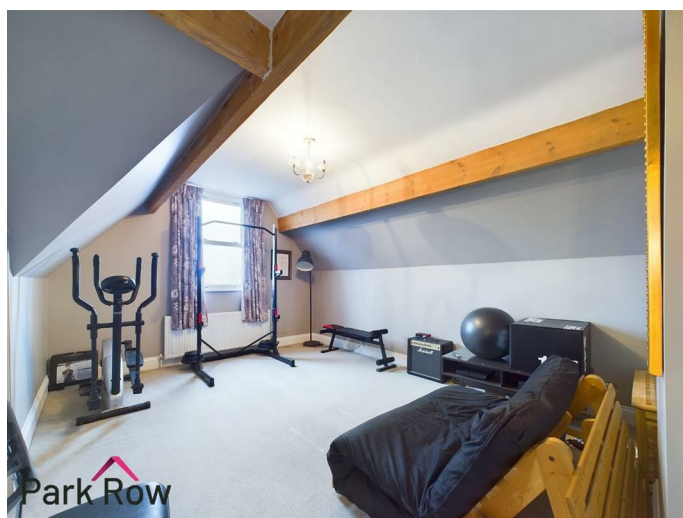
6'10" x 6'10" (2.09 x 2.09)



Unique and original stained glass sky light above, traditional skirting boards and coving throughout plus internal wooden doors which lead into;

## BEDROOM THREE

17'2" x 12'1" (5.24 x 3.70)



Double glazed sliding sash window to the rear elevation, a cupboard door which leads into eaves storage, traditional skirting boards and coving throughout, central heating radiator and wooden beams to the ceiling.

## BEDROOM FOUR

14'11" x 12'7" (4.57 x 3.85)



Double glazed sliding sash window to the front elevation, a cupboard door which leads into eaves storage, traditional skirting boards and coving throughout, central heating radiator and wooden beams to the ceiling.

## EXTERIOR

### FRONT



To the front of the property there is a brick built dwarf wall with black metal railings above, two black metal pedestrian access gates, a paved pathway which leads to the entrance door, a further paved pathway which leads to the side of the property down to the rear garden, various mature bushes/trees and the rest is mainly lawn.





## REAR GARDEN



The full garden for the property is accessed via its own private black metal vehicular gate from the rear of the property, through the black metal pedestrian gate at the front of the property down the paved pathway or through the double doors in the kitchen plus the conservatory where you will step out onto; a paved area with space for outdoor seating and outdoor storage, a mixture of a tarmac and paved driveway with space for multiple vehicles, access into the front of the annex from the driveway and perimeter brick built walls to each side.

The bottom of the garden is accessed via the lawn from the driveway or through the bifold doors in the Annex where you will step out onto; a raised paved area with further space for outdoor seating and electrics for a hot tub, borders surrounding filled with mature bushes and shrubs, an area filled with decorative stones and a well-established tree, perimeter brick built walls surrounding and the rest is mainly lawn.



## SIDE

A paved pathway which leads to the rear garden and also the conservatory.







### ANNEX

Detached annex with scope for additional accommodation or could be used as a business opportunity.

### FIRST FLOOR ACCOMMODATION

#### ENTRANCE

Enter through black wooden double doors which leads into;

#### LOUNGE/BAR

18'9" x 15'2" (5.74 x 4.64)



Double glazed window to the front elevation, a bar area with space for seating, black bi-fold doors which lead out to the patio area, LED lighting pendant above the bar, two white vertical radiators, black wooden feature staircase with glass within which leads up to the first floor accommodation and an internal white wooden door which leads into;





includes a white suite comprising; close coupled w/c, hand basin set within a white gloss unit with storage and a white vertical radiator.

## FIRST FLOOR ACCOMMODATION

### ENTERTAINMENT SPACE

18'6" x 15'3" (5.64 x 4.65)



Three double glazed windows to the front/side and rear elevation, wooden herringbone flooring and a central heating radiator.



### DOWNSTAIRS W/C

5'7" x 2'11" (1.71 x 0.90)



Double glazed frosted glass window to the front elevation and





## REAR OF ANNEX



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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.

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.

## 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







Floor 0 Building 1



Floor 1 Building 1



Floor 3 Building 1



Floor 0 Building 2



Floor 1 Building 2

**Park Row**

Approximate total area<sup>(1)</sup>

2928 ft<sup>2</sup>  
272.02 m<sup>2</sup>

Reduced headroom

25.21 ft<sup>2</sup>  
2.34 m<sup>2</sup>

(1) Excluding balconies and terraces

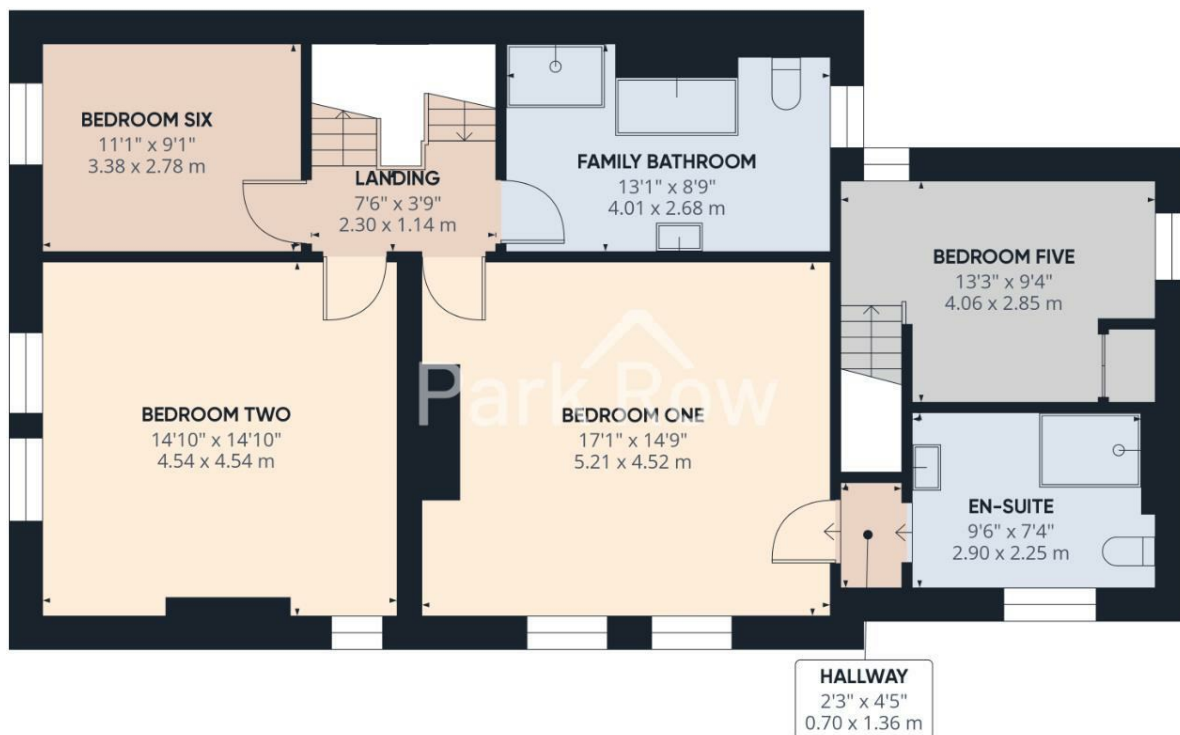
Reduced headroom

Below 5 ft/1.5 m

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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



(1) Excluding balconies and terraces

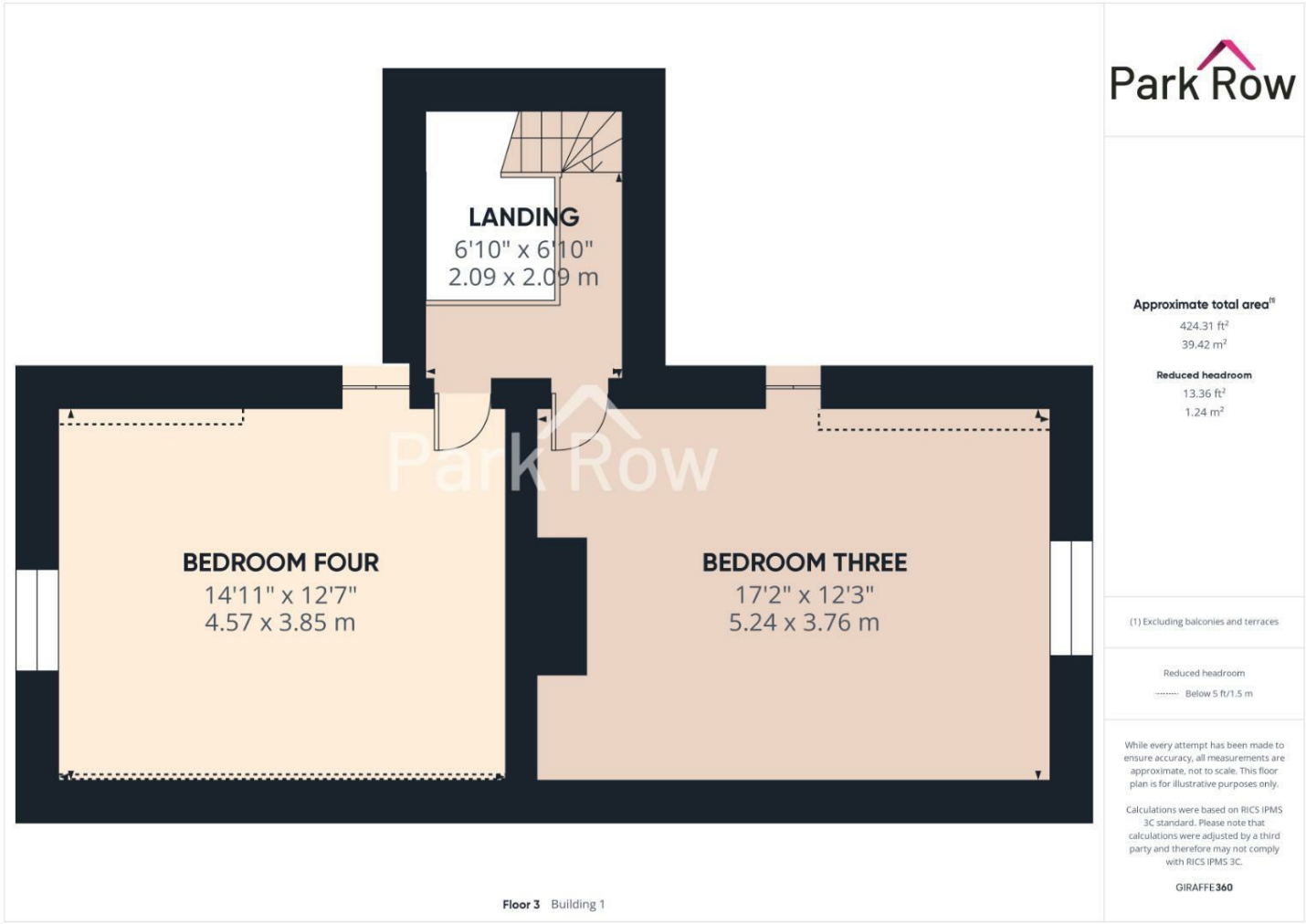
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**GIRAFFE 360**

**Floor 1** Building 1







Floor 0 Building 1



Floor 1 Building 1



Floor 3 Building 1

**Park Row**

Approximate total area<sup>(1)</sup>

2379.04 ft<sup>2</sup>

221.02 m<sup>2</sup>

Reduced headroom

13.36 ft<sup>2</sup>

1.24 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

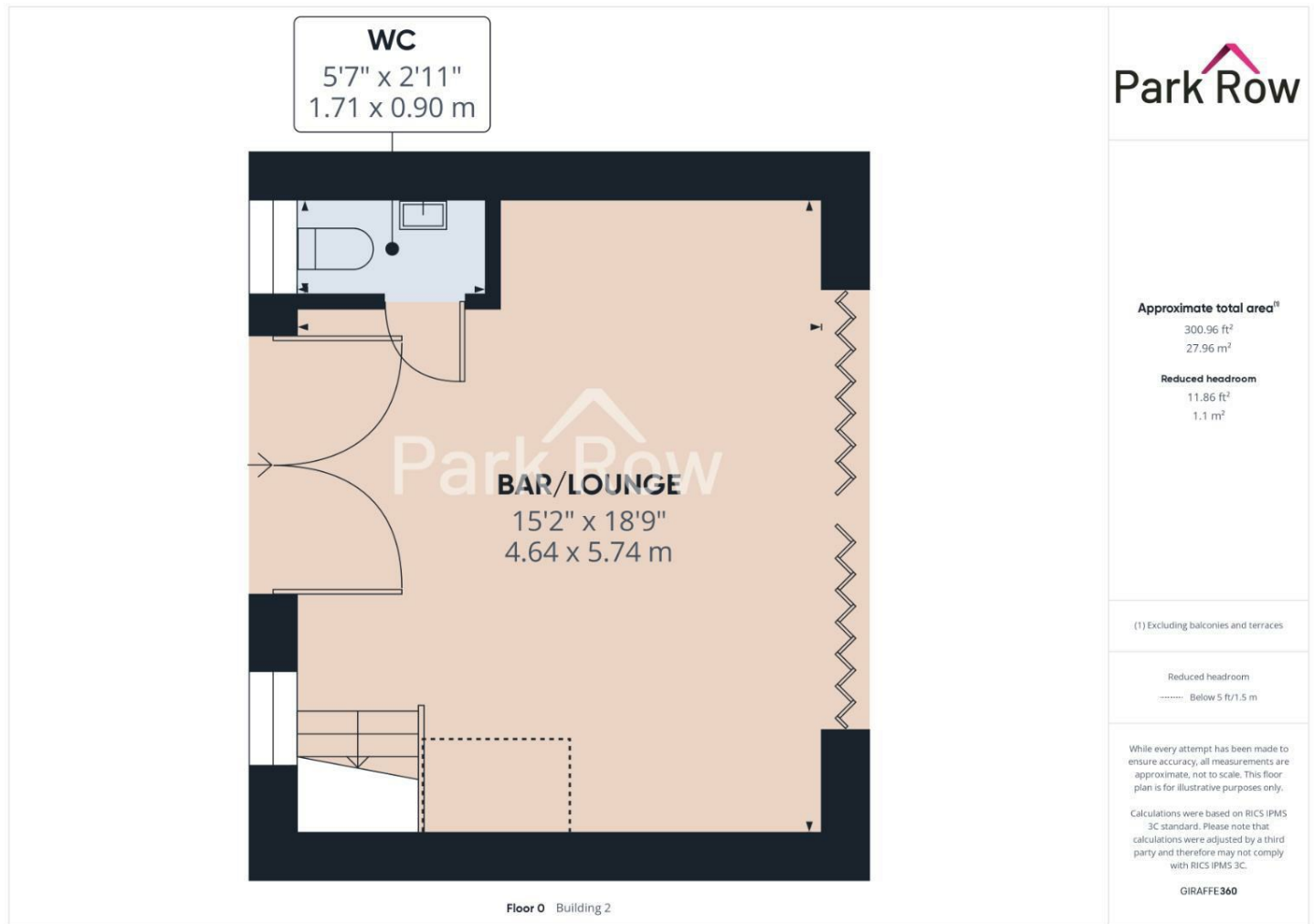
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