

# Park Row



## Egremont Place, Sherburn In Elmet, Leeds, LS25 6FY

Offers In Excess Of £325,000



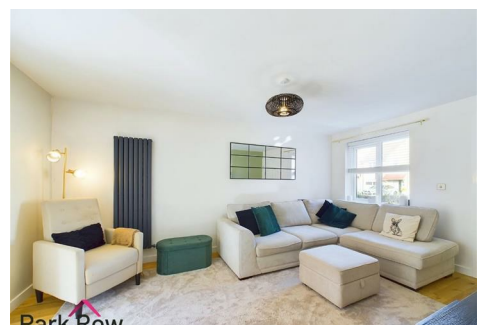
**\*\*DETACHED\*\*THREE/FOUR BEDROOMS\*\*GARAGE\*\*DRIVEWAY\*\*ENCLOSED REAR GARDEN\*\*BEAUTIFULLY PRESENTED THROUGHOUT\*\*EN-SUITE TO BEDROOM ONE\*\***

Nestled in the charming area of Egremont Place, Sherburn In Elmet, Leeds, this delightful detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 921 square feet, the property boasts three well-proportioned bedrooms, with the added versatility of a fourth bedroom located on the ground floor, ideal for use as a home office or guest room. As you enter, you are greeted by a beautifully presented interior that exudes warmth and style. The heart of the home is the open plan kitchen and dining room, which features double doors that seamlessly connect to the rear garden, creating an inviting space for family gatherings and entertaining. The integral garage and driveway provide ample parking for up to three vehicles, ensuring convenience for busy families.

Surrounded by gardens, the property offers a tranquil outdoor space, with the rear garden being fully enclosed, making it a safe haven for children and pets to play. This home is situated within a friendly estate, making it an ideal location for families seeking a supportive community atmosphere.

With its thoughtful layout and modern amenities, this detached house is not just a property; it is a place where cherished memories can be made. Whether you are looking to settle down or seeking a family-friendly environment, this home in Sherburn In Elmet is sure to impress. Don't miss the opportunity to make this lovely residence 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 white composite door with two obscure double glazed windows within which leads into;

### ENTRANCE HALLWAY

3'11" x 3'6" (1.21 x 1.08)



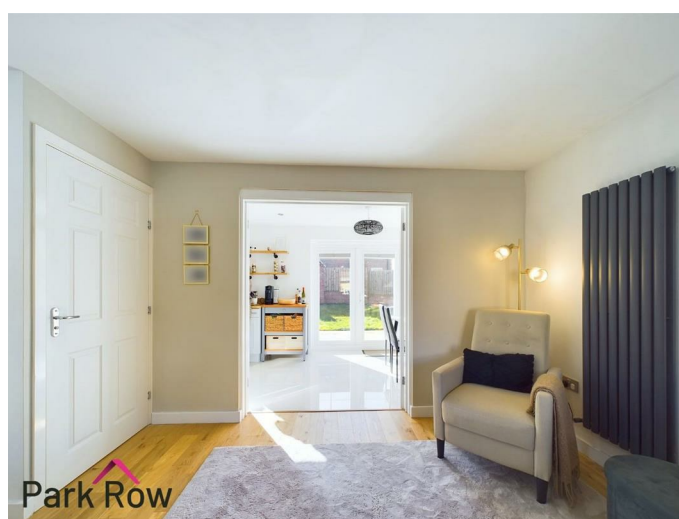
A door which leads into the garage which also leads to the office/bedroom four, central heating radiator and an internal door which leads into;

### LOUNGE

16'1" x 10'4" (4.92 x 3.15)



Double glazed window to the front elevation, stairs which lead up to the first floor accommodation, a door which leads into an under-stairs storage cupboard, grey vertical central heating radiator and double doors which lead into;

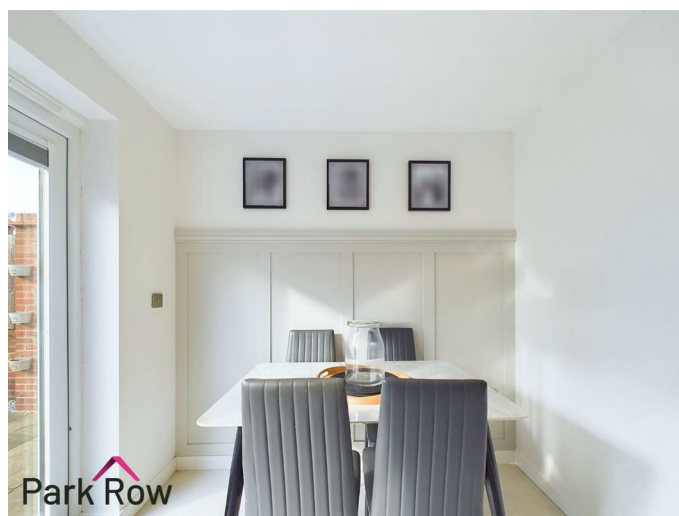
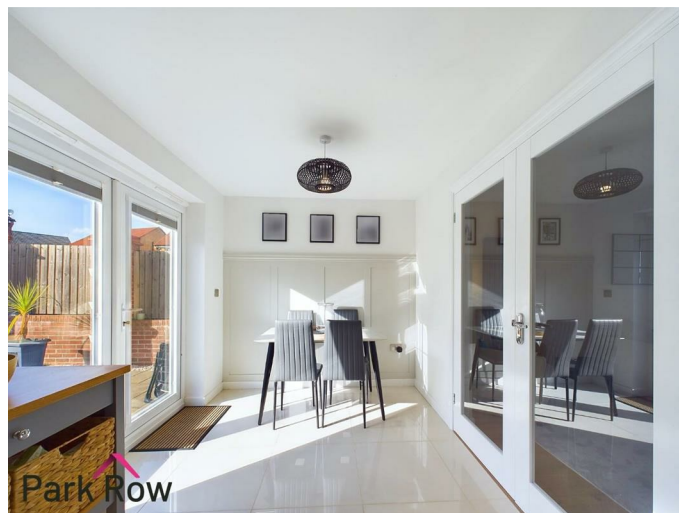


## KITCHEN/DINING ROOM

18'9" x 7'8" (5.74 x 2.35)

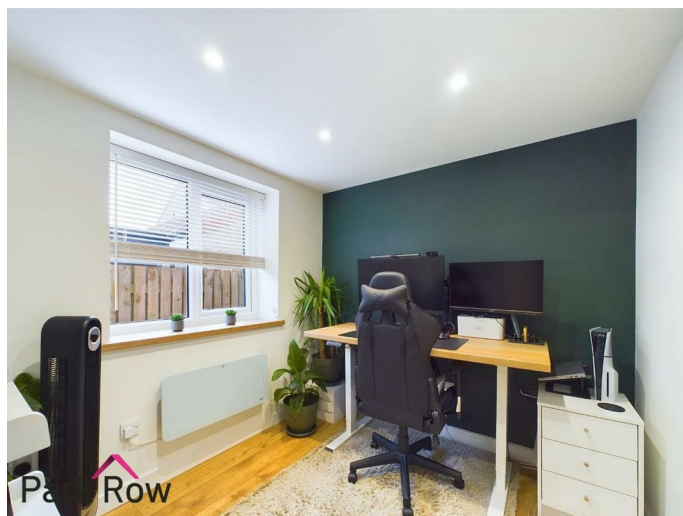


Double glazed window to the rear elevation, grey shaker-style wall and base units surrounding, LED underlighting, four ring gas hob with a built in extractor fan over and tiled splashback, integral oven, one and a half stainless steel drainer sink with chrome taps over, space for freestanding fridge/freezer, space for a dining table and chairs, grey panelling to the wall, central heating radiator and double glazed double doors which lead out to the rear garden.



## BEDROOM FOUR/OFFICE

8'0" x 7'7" (2.46 x 2.33)



Accessed via the door in the garage and includes; a double glazed window to the side elevation and an electric radiator.

## FIRST FLOOR ACCOMMODATION

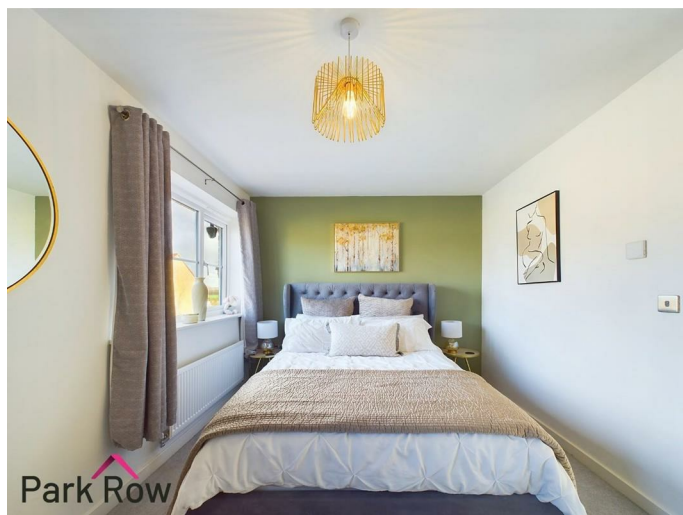
### LANDING

6'2" x 4'7" (1.89 x 1.41)

Double glazed window to the side elevation, loft access and internal doors which lead into;

### BEDROOM ONE

14'3" x 9'6" (4.35 x 2.90)



Two double glazed windows to the front elevation, central heating radiator and an internal door which leads into;



### EN-SUITE

6'10" x 4'3" (2.10 x 1.32)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, fully tiled walk in mains shower with a glass shower screen, half-tiled wall behind the W/C and a white towel radiator.

## BEDROOM TWO

11'3" x 8'9" (3.45 x 2.67)



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

## BEDROOM THREE

9'10" x 7'10" (3.01 x 2.41)



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



## FAMILY BATHROOM

8'8" x 5'7" (2.65 x 1.71)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with a mains shower above and a glass shower screen, fully tiled around the bath and half tiled to the wall behind the W/C, chrome towel radiator and LED spotlights to the ceiling.

## EXTERIOR

## FRONT



To the front of the property there is a block paved driveway with space for parking, access into the garage, electric for an EV car charger, a paved pathway which leads down the side of the property to a pedestrian gate giving access to the rear garden, border filled with mature bushes/shrubs, perimeter fencing to both sides and the rest is mainly lawn.

## GARAGE

8'0" x 7'10" (2.45 x 2.41)

Accessed via a white up and over door from the driveway or through the door in the entrance hallway and includes; power, lighting and a door which leads into bedroom four/office.

## REAR



Accessed via the pathway at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, borders filled with decorative stones, brick built dwarf wall with wooden fencing above to the right hand side and rear elevation, wooden fencing to the left hand side and the rest is mainly lawn.



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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

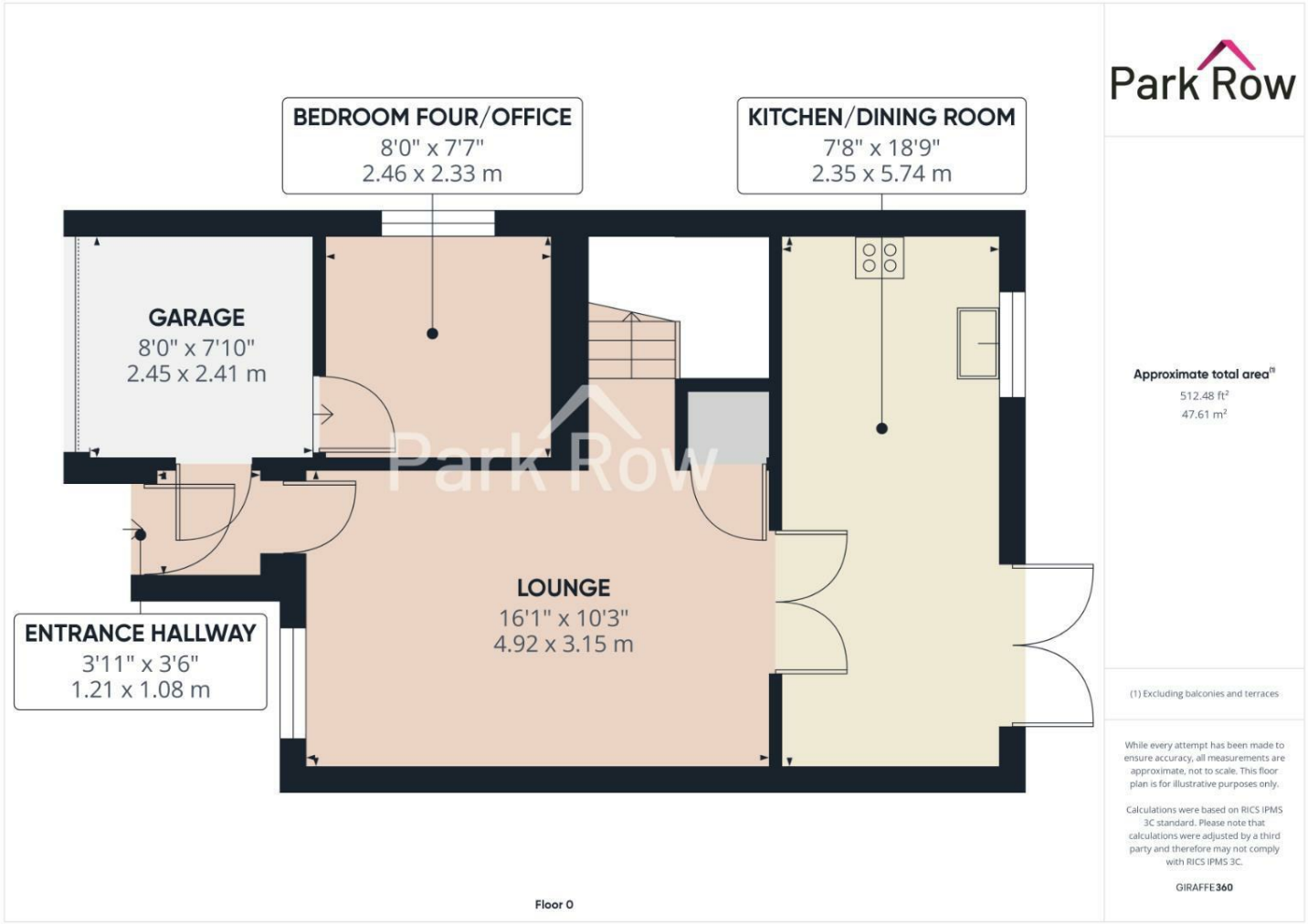
CASTLEFORD - 01977 558480

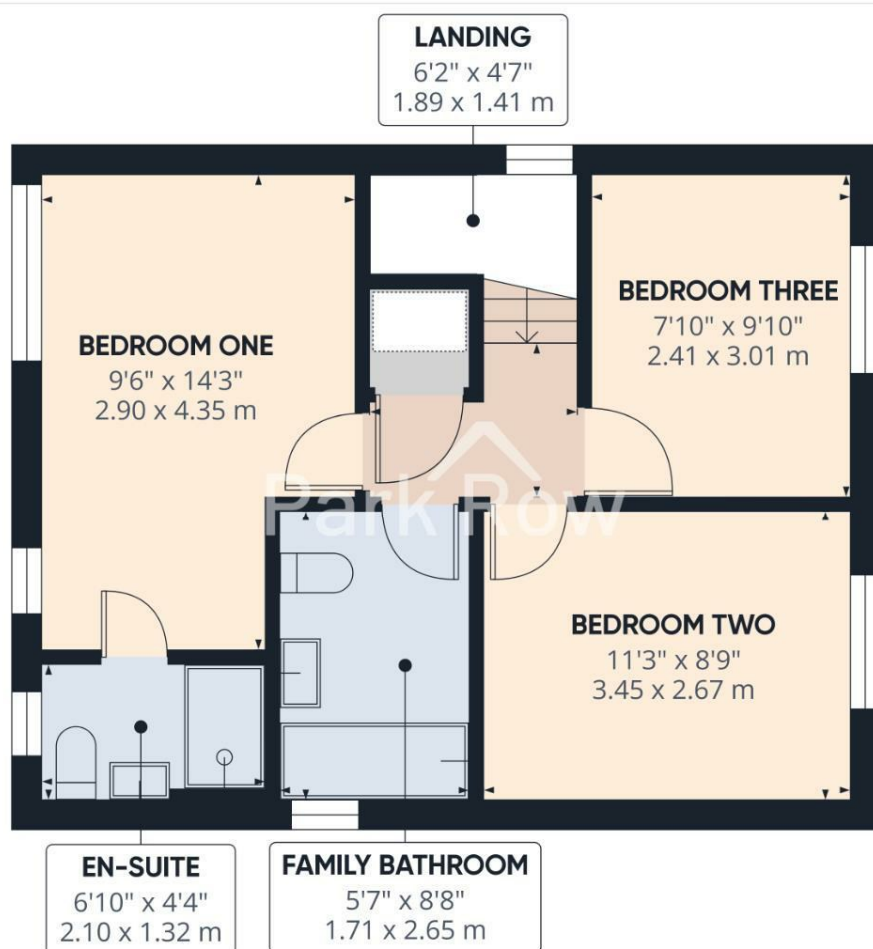
## VIEWINGS

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.







Floor 1

**Park Row**

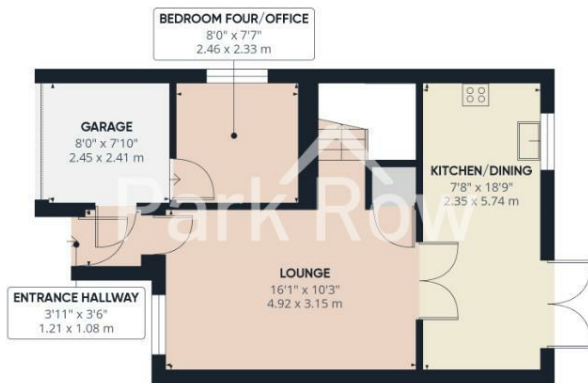
**Approximate total area<sup>(1)</sup>**  
408.72 ft<sup>2</sup>  
37.97 m<sup>2</sup>

(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 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



Floor 0



Floor 1

**Park Row**

**Approximate total area<sup>1</sup>**  
921.2 ft<sup>2</sup>  
85.58 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360

**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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