

# Park Row



**North Road/Gauk Street, Brotherton, WF11 9EP**

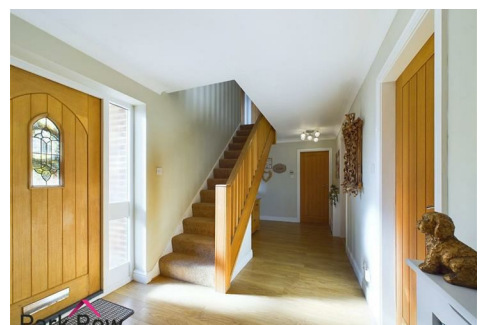
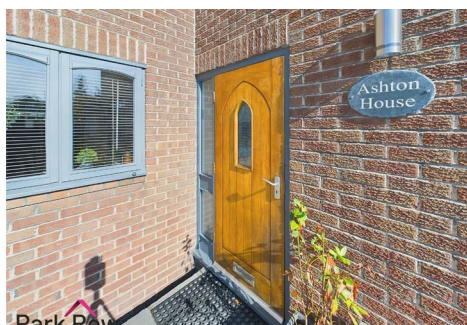
**Offers In Excess Of £525,000**



**\*\*SPACIOUS DETACHED HOME\*\*FIVE DOUBLE BEDROOMS\*\*GYM/BEDROOM SIX\*\*DOUBLE GARAGE\*\*DRIVEWAY\*\*PEACEFULL VILLAGE LOCATION\*\*ELECTRIC VEHICLE CHARGING POINT\*\*ENCLOSED REAR GARDEN\*\*GAMES ROOM\*\*THREE BATHROOMS\*\*OFFICE\*\*DRESSING ROOM + DRESSING AREA\*\*FULL CCTV SYSTEM AND ALARM SYSTEM\*\***

Nestled in the charming village of Brotherton, this spacious detached home on North Road/Gauk Street offers an exceptional living experience. With an impressive 2,487 square feet of well-designed space, this property is perfect for families seeking comfort and versatility. The residence boasts five generously sized double bedrooms, providing ample accommodation for family and guests alike. Additionally, there is a gym that can easily serve as a sixth bedroom, giving the property flexibility, catering to various lifestyle needs. The master suite features a dressing room and dressing area, ensuring a private retreat for relaxation. The home is designed for both leisure and practicality, featuring three reception rooms that can be adapted for entertaining or quiet family time. A dedicated office space is also included, ideal for those who work from home or require a study area. The games room adds an element of fun, making it perfect for family gatherings or entertaining friends. With three well-appointed bathrooms, morning routines will be a breeze, and the convenience of a double garage and driveway allows for parking of up to six vehicles. An electric vehicle charging point is also available, catering to modern needs. The enclosed rear garden offers a private outdoor space, perfect for children to play or for hosting summer barbecues. Security is a priority, with a full CCTV system and alarm system in place, providing peace of mind for you and your family. This delightful property combines spacious living with modern amenities in a tranquil village setting, making it an ideal choice for those looking to settle in a welcoming community. Don't miss the opportunity to make this wonderful house your new home.

**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

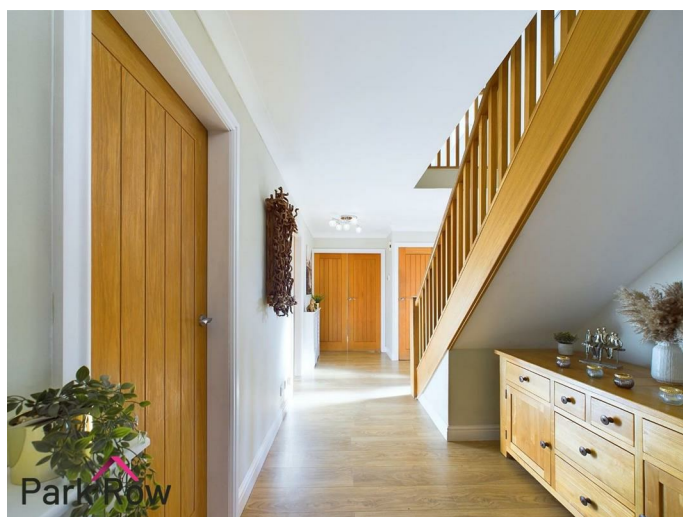
### ENTRANCE

Enter through a wooden door with decorative glass inserted plus a full length double glazed window to the side which leads into;

### ENTRANCE HALLWAY



Stairs which lead up to the first floor accommodation with oak spindles and balustrade, two central heating radiators with a white wooden radiator covers, a door which leads into a storage cupboard plus further internal doors/open archways which lead into;



## LOUNGE



Double glazed bow window to the rear elevation, log burning stove set within the fireplace, central heating radiator and double glazed double door which leads out to the driveway.



## OFFICE



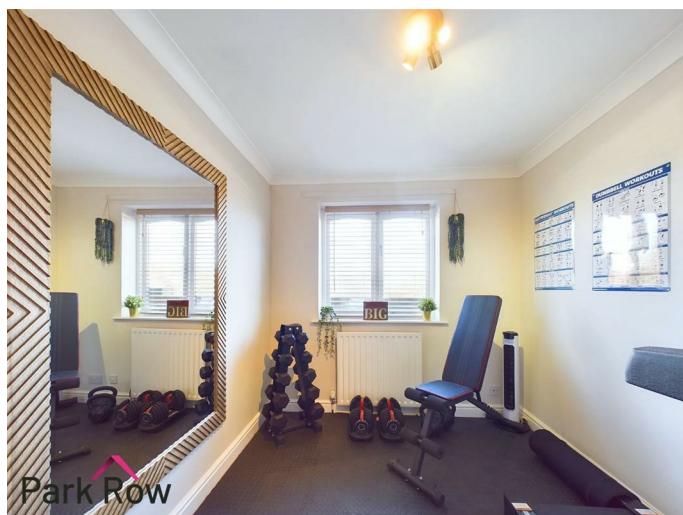
Double glazed window to the rear elevation and a central heating radiator.

## DINING ROOM

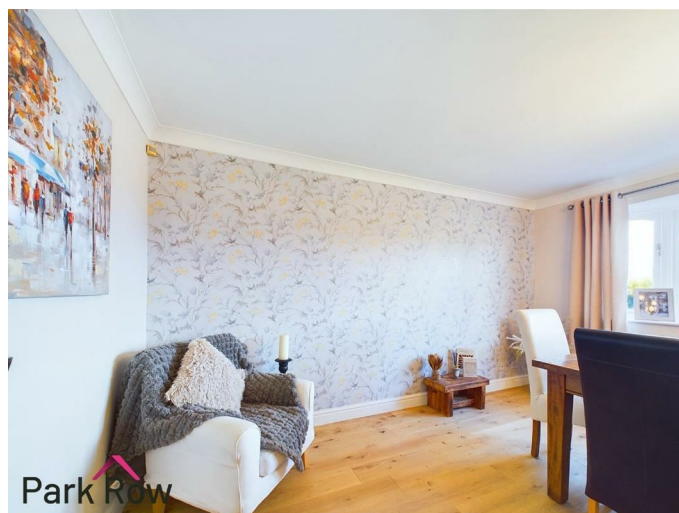


Double glazed bow window to the rear elevation, and a central heating radiator.

## GYM/BEDROOM SIX



Could be used as a bedroom and has a double glazed window to the rear elevation and a central heating radiator.





## KITCHEN/DINER



Double glazed window to both side elevations, light grey shaker-style wall and base units surrounding with LED downlighters, space for a freestanding range cooker with a built in extractor fan over, one and a half drainer sink with chrome taps over, space and plumbing for a washing machine plus a dryer, NYC subway-style tiled backsplash surrounding, chrome vertical radiator, LED spotlights to the ceiling, electric point for a wall mounted television, space for a freestanding American style double fridge freezer, an oak external door which leads out to the garden plus an open archway which leads into;

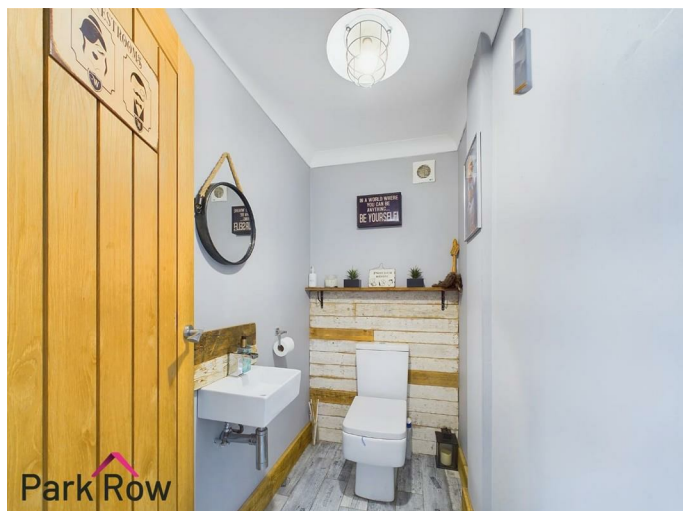


## INNER HALLWAY

An open archway which leads into the games room plus a door which leads into;



## DOWNSTAIRS W/C

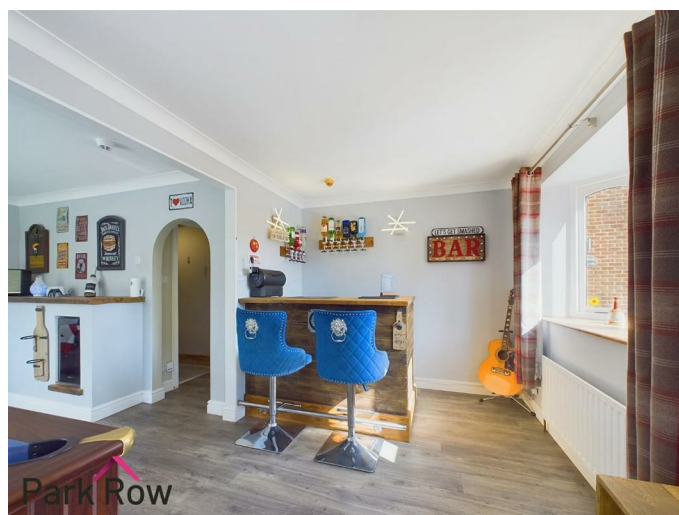


Includes a white suite comprising; close coupled w/c and a hand basin with chrome taps over.

## GAMES ROOM



Two double glazed bow windows to the side elevation, two central heating radiators, complete with bar which had been bespoke made, double glazed bi-fold doors which lead out to the garden and an open archway which leads into;



## PORCH

Brick built dwarf wall with double glazed windows above



surrounding plus an external door which leads out to the garden.

## FIRST FLOOR ACCOMMODATION

### LANDING



Loft access, a door which leads into a cupboard for storage plus further internal doors which lead into;

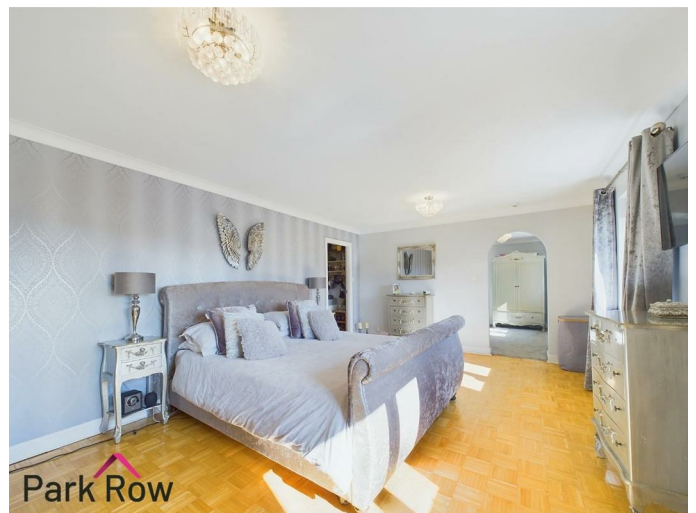


## DRESSING ROOM TO MASTER SUITE



Double glazed window to the side elevation, central heating radiator and an internal door which leads into;

## BEDROOM ONE



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





## DRESSING AREA



Space for storage and an internal door which leads into;

## ENSUITE



Obscure double glazed window to the front elevation and includes a white suite comprising; gorgeous freestanding bath with freestanding chrome taps, spacious hand basin plus a close coupled w/c with a concealed cistern set within the same light grey gloss unit with storage, full length light grey gloss unit with storage, walk in mains shower with a glass shower screen, LED mirrored unit to the wall with more storage, fully tiled floor to ceiling with a chrome towel radiator.

## BEDROOM TWO



Double glazed window to the rear elevation, central heating radiator plus an internal door which leads into;

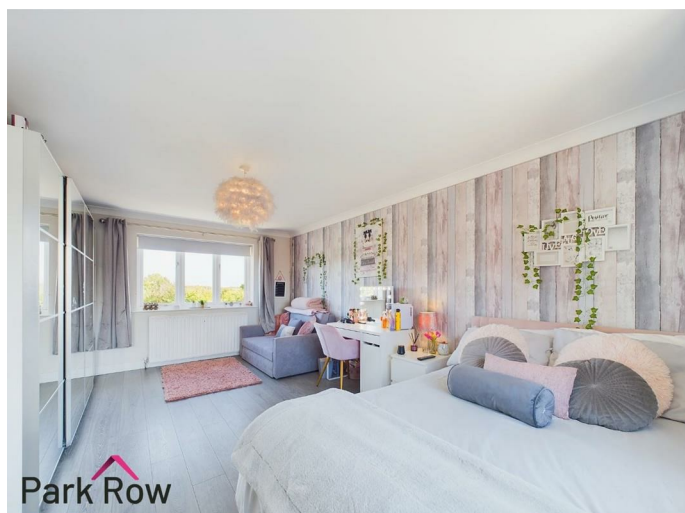


## ENSUITE

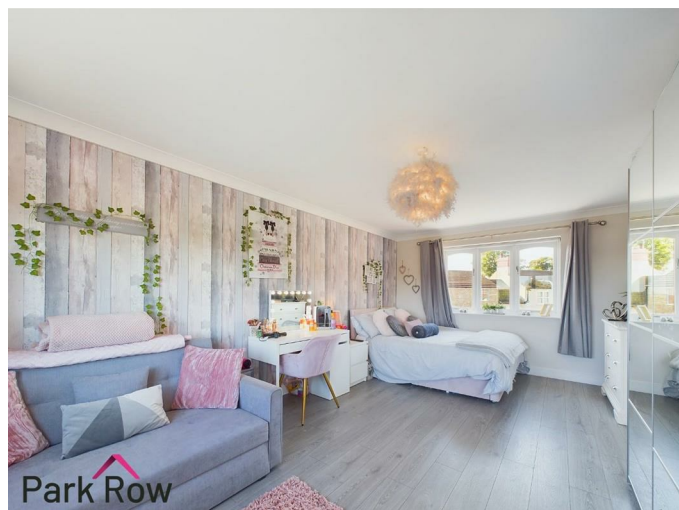


Includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, chrome towel radiator and a walk in mains shower with a glass shower screen.

## BEDROOM THREE



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



## BEDROOM FOUR



Two double glazed windows to the rear elevation and a central heating radiator.



## BEDROOM FIVE



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

## FAMILY BATHROOM



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, p-shaped panel bath with a mains shower above plus a glass shower screen, floating hand basin set within a wood-effect unit with storage, mirrored unit to the wall to match the hand basin, fully tiled floor to ceiling with a chrome towel radiator.

## EXTERIOR

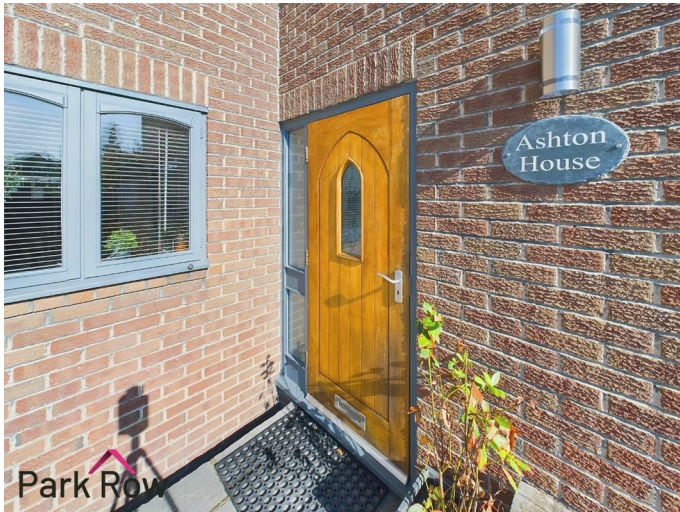
## FRONT



To the front of the property there is a brick built dwarf wall with grey metal railings above, grey metal electric vehicle gate, a gate which leads into the garden, spacious gravel driveway with space for multiple vehicles, Electric vehicle charging point, access into the garage, space for storage and access into the property up a ramp plus stairs.







## GARDEN



Accessed via the gate at the front of the property or through the doors in the porch/games room where you will step out onto; a paved patio area, which swings round the property with space for seating, decked area with a covered pergola over with space for seating which is perfect for the summer months, raised wooden built planter filled with beautiful plants, perimeter hedging surrounding the garden plus the rest is mainly lawn.







## REAR



This area also has potential for there to be extra parking for the property, planning permitted  
Accessed via a gate from the garden and is mainly decorative stones with a brick built wall surrounding.



## GARAGE

Accessed via a grey gate from the front of the property and is a great space for storage!

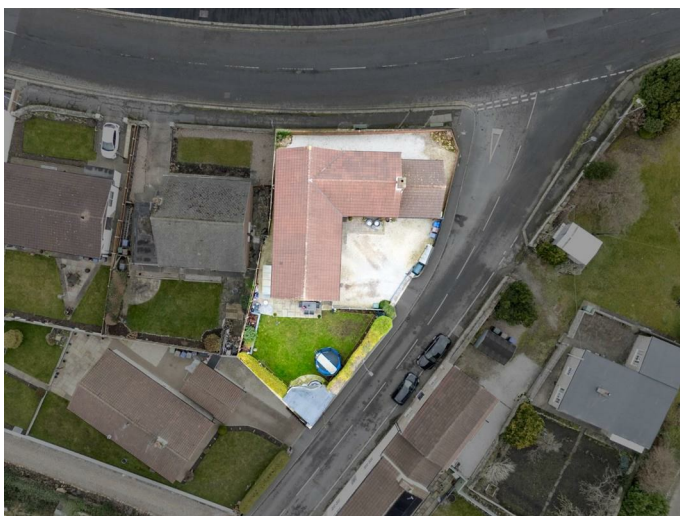
## TENURE AND COUNCIL TAX

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  
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 0

**Approximate total area<sup>®</sup>**

1265.3 ft<sup>2</sup>

117.55 m<sup>2</sup>

**Reduced headroom**

8.3 ft<sup>2</sup>

0.77 m<sup>2</sup>

(1) Excluding balconies and terraces

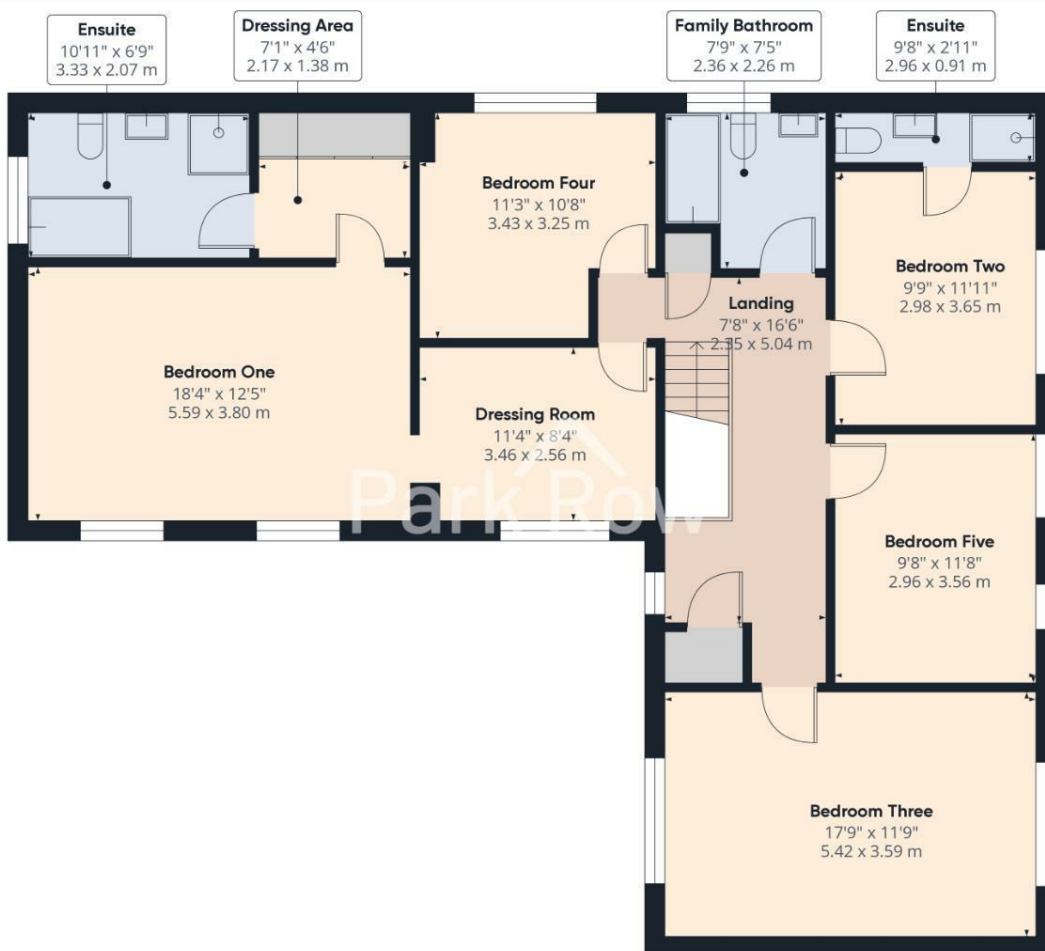
**Reduced headroom**

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.

GIRAFFE360



Floor 1

**Park Row**

**Approximate total area<sup>®</sup>**  
1222.45 ft<sup>2</sup>  
113.57 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360





Floor 0



Floor 1

Park Row

Approximate total area<sup>1</sup>  
2487.75 ft<sup>2</sup>  
231.12 m<sup>2</sup>

Reduced headroom  
8.3 ft<sup>2</sup>  
0.77 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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