

Park Row



Elmete Avenue, Sherburn In Elmet, Leeds, LS25 6EH

Offers In Excess Of £260,000



DETACHED BUNGALOWTWO BEDROOMS**ENCLOSED REAR GARDEN**GARAGE & PARKING**NO UPWARD CHAIN****

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!



INTRODUCTION

Nestled on the charming Elmete Avenue in the picturesque village of Sherburn In Elmet, this delightful detached bungalow offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The bungalow features a well-appointed bathroom, catering to all your daily needs. One of the standout features of this property is the enclosed rear garden, which offers a private outdoor space for gardening, leisure, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or quiet evenings under the stars. Additionally, the property includes a garage, providing ample storage or parking space, which is a valuable asset in this area. Elmete Avenue is situated in a friendly community, with local amenities and transport links conveniently close by, making it easy to access the vibrant city of Leeds while enjoying the tranquillity of village life. This bungalow presents an excellent opportunity for those looking to settle in a serene environment without compromising on accessibility. In summary, this detached bungalow on Elmete Avenue is a wonderful opportunity to acquire a charming home in a sought-after location. With its two bedrooms, inviting reception room, enclosed garden, and garage, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white double glazed entrance door with two glass panel inserts and side glazed glass panel which leads into:

ENTRANCE HALLWAY

8'7" x 4'7" (2.64 x 1.42)



Central heating radiator, burglar alarm, door leads into storage cupboard, further doors lead off:

KITCHEN

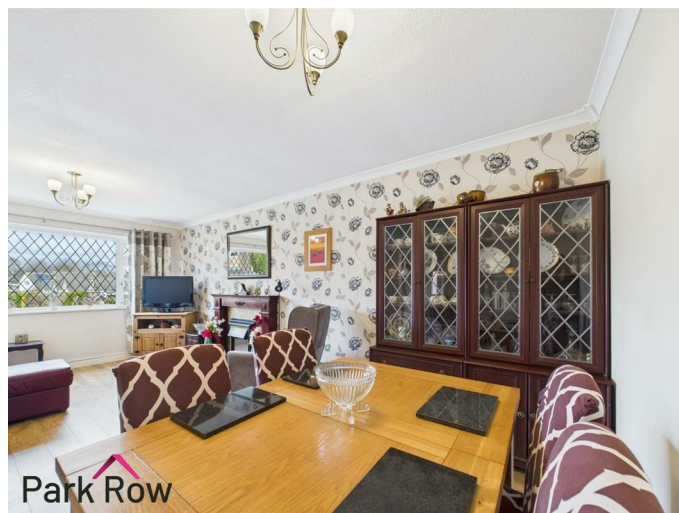
8'7"x 8'7" (2.64x 2.62)



Double glazed window with diamond leading to the front elevation, tall, wall and base units in a wooden finish with roll edge laminate worktops and tiled splashbacks, four ring gas hob with built in extractor over and built in electric oven below, one and a half stainless steel drainer sink with chrome taps over, space and plumbing for washing machine and has space for freestanding fridge/freezer.

LOUNGE/DINER

11'6" x 19'7" (3.53 x 5.98)



Double glazed window with diamond leading to the front elevation, central heating radiator, television points, electric fire set upon a marble hearth and has a wooden surround and has space for a dining table and chairs.

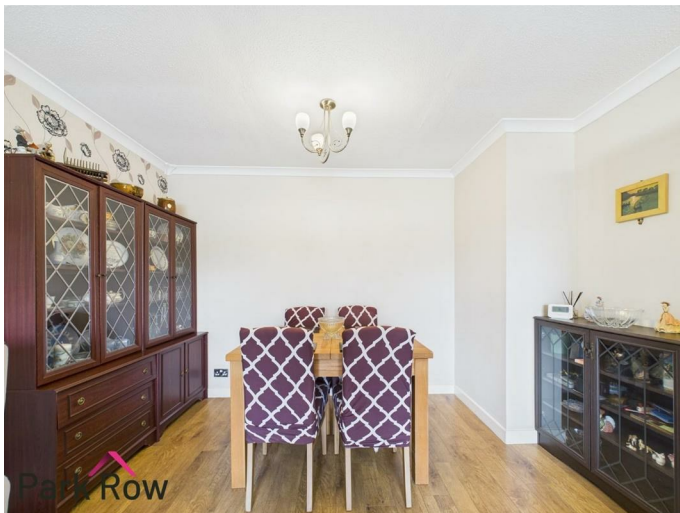


BEDROOM ONE

9'10" x 11'5" (3.02 x 3.49)



Double glazed doors with glass side panels which leads out into the rear garden, central heating radiator and has built in wardrobes over and to the sides of the bed in a wood finish.



BEDROOM TWO

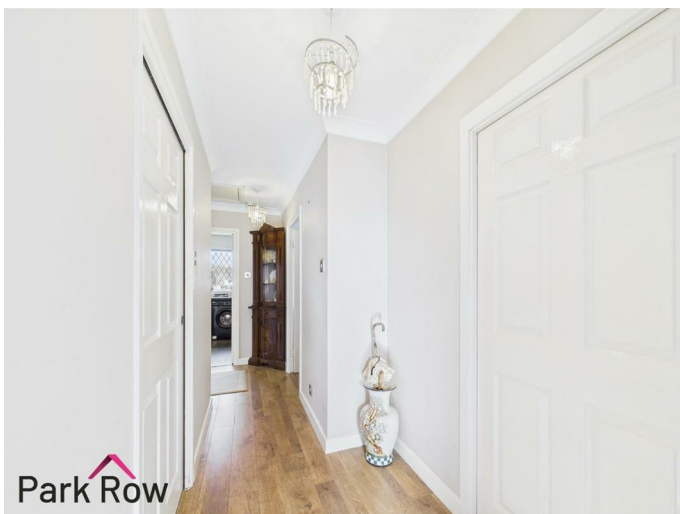
10'4" x 8'7" (3.16 x 2.63)



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

INNER HALLWAY

4'4" x 8'11" (1.34 x 2.73)



Loft hatch, and has doors leading off:

BATHROOM

5'5" x 6'7" (1.67 x 2.02)



Obscure glass double glazed window to the side elevation and has a white suite comprising: walk in shower with mains shower and glass shower screen, floating handbasin with chrome tap over, close coupled w/c, chrome heated towel rail, spotlights and extractor fan to the ceiling and is fully tiled to all walls and floor.

EXTERIOR

FRONT



To the front of the property there is a blocked paved driveway with space for parking and has wooden vehicular access gates which runs down the side of the property to the garage, entrance door and to the rear garden, the rest of the front is mainly laid to lawn with mature trees and shrubs.

REAR



Can be accessed down the side of the property or the double doors in bedroom one where you will step out onto: a paved area with space for seating, the rest is mainly laid to lawn with herbaceous borders and has perimeter fencing/walling to all sides.





GARAGE

9'11" x 17'8" (3.04 x 5.41)

Has an up and over door with power and lighting, outside light, double glazed window to the side elevation.

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

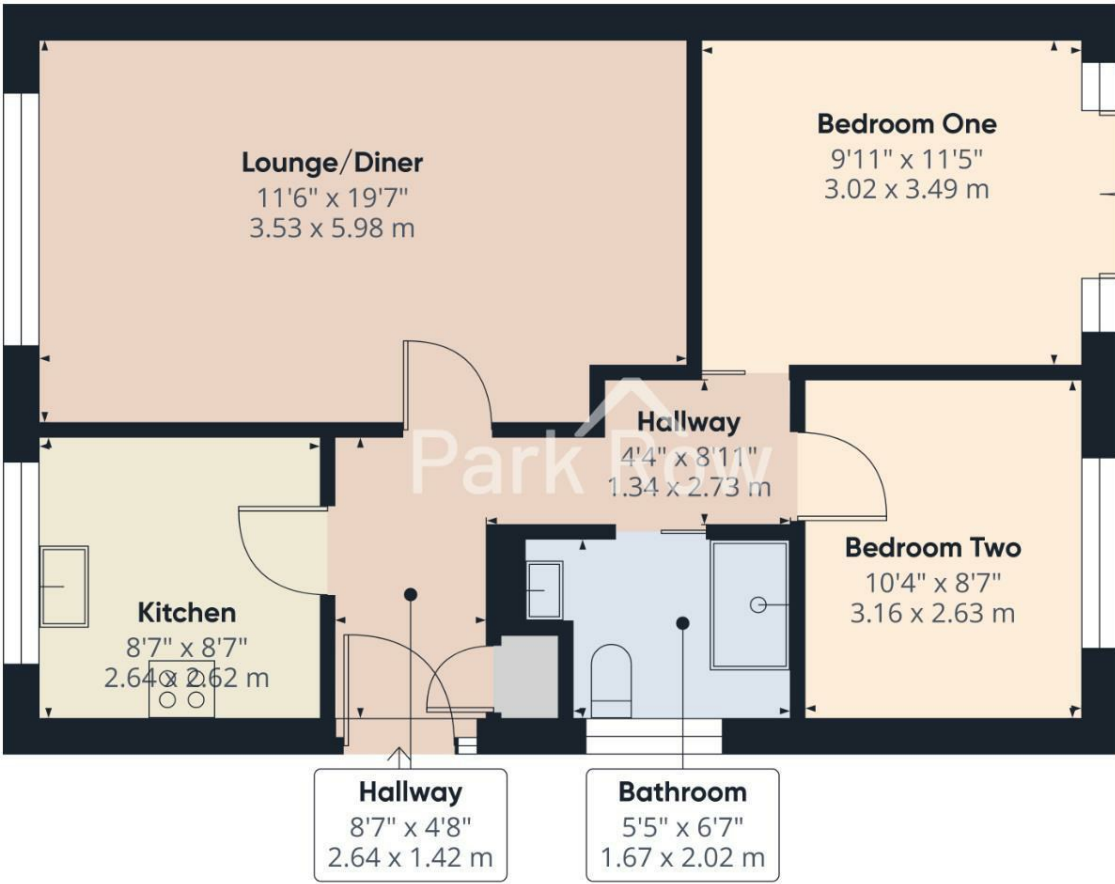
PONTEFRACT - 01977 791133

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 0 Building 1

Park Row

Approximate total areaⁿ
635.06 ft²
59 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 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

Garage
9'11" x 17'8"
3.04 x 5.41 m

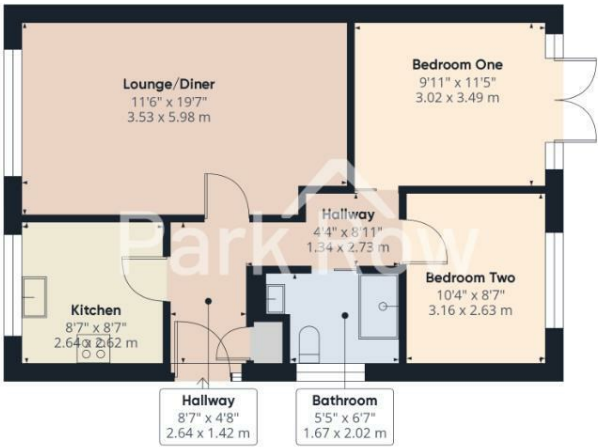
Approximate total area⁽¹⁾
176.53 ft²
16.4 m²

(1) Excluding balconies and terraces

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GIRAFFE360



Floor 0 Building 1



Floor 0 Building 2

Park Row

Approximate total area¹
811.59 ft²
75.4 m²

(1) Excluding balconies and terraces

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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

