

# Park Row



## Garden Close, Sherburn In Elmet, Leeds, LS25 6NN

Offers In The Region Of £400,000



**\*\*DETACHED DORMER BUNGALOW\*\*THREE BEDROOMS\*\*GARAGE\*\*DRIVEWAY PARKING\*\*BEAUTIFULLY MAINTAINED REAR GARDEN\*\*CONSERVATORY\*\*TWO RECEPTION ROOMS\*\***  
Nestled in the tranquil setting of Garden Close, Sherburn In Elmet, this charming detached dormer bungalow offers a perfect blend of comfort and style. Spanning an impressive 1,351 square feet, the property boasts three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom for added privacy and convenience. Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining guests. The spacious layout allows for a seamless flow throughout the home, with the conservatory providing a delightful space to enjoy the natural light and views of the beautifully maintained enclosed rear garden. Double doors from the conservatory lead directly to the garden, creating an inviting atmosphere for outdoor gatherings.  
The exterior of the property is equally impressive, featuring a driveway that accommodates parking, along with an integral garage for additional storage. The front garden adds to the property's curb appeal, while the rear garden offers various seating areas, perfect for enjoying the outdoors in peace.  
This bungalow is not only a wonderful family home but also a serene retreat, tucked away from the hustle and bustle yet conveniently located near local amenities. With its generous living space, well-designed layout, and beautiful outdoor areas, this property is an exceptional opportunity for those seeking a comfortable and stylish residence in a desirable location.  
**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 green composite door with two double glazed decorative inserts within which leads into;

### ENTRANCE HALLWAY

16'6" x 5'11" (5.05 x 1.81)



Stairs which lead up to the first floor accommodation with a white wooden balustrade and spindles, central heating radiator, spotlights to the ceiling and internal doors which lead into;



## LOUNGE

14'1" x 13'4" (4.31 x 4.07)



Double glazed bay-window to the front elevation, decorative fire set within a marble fireplace, central heating radiator and a further internal door which leads back through to the hallway.



## DINING ROOM

12'4" x 8'10" (3.77 x 2.71)



A central heating radiator and double glazed double doors which lead into;



## CONSERVATORY

12'1"\* x 8'7" (3.69\* x 2.64)



A dwarf wall with double glazed windows above surrounding, a double glazed glass roof with built in blinds, tiled flooring and double glazed double doors which lead out to the rear garden.



## KITCHEN

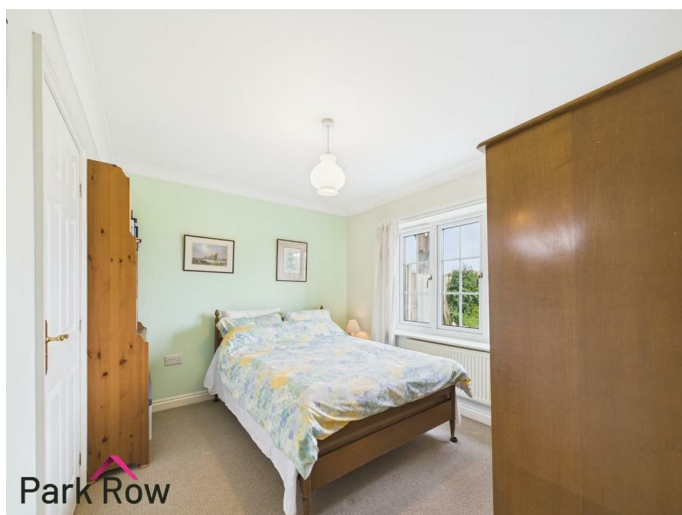
9'10" x 8'11" (3.00 x 2.74)



A double glazed window to the rear elevation, beech effect wall/tall and base units surrounding, roll-edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, tiled splashback, space for an under-counter fridge and freezer, integral oven, four ring induction hob with a built in extractor fan over, central heating radiator and a uPVC door with a double glazed glass insert within which leads out to the rear garden.

## BEDROOM THREE

10'10" x 9'0" (3.32 x 2.76)



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

## ENSUITE

9'8" x 3'1" (2.95 x 0.96)



Obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, pedestal hand basin with chrome taps over, walk in shower enclosure with a mains shower and a glass shower screen, fully tiled within the shower cubicle and half tiled to remaining walls and has a central heating radiator.



## FIRST FLOOR ACCOMMODATION

### LANDING

6'2" x 3'1" (1.89 x 0.96)

Two internal doors which lead into storage cupboards and has internal doors which lead into;

## BEDROOM ONE

13'1" x 12'7" (3.99 x 3.86)



Double glazed window to the rear elevation, double glazed Velux-window to the front elevation, a door which leads into a storage cupboard and a central heating radiator.



## BEDROOM TWO

12'11" x 8'2" (3.95 x 2.50)



Double glazed window to the rear elevation, a cupboard door which leads into eaves access and a central heating radiator.



## FAMILY BATHROOM

6'0" x 5'10" (1.84 x 1.78)



A double glazed Velux-window to the front elevation and includes a white suite comprising; a close coupled w/c, pedestal hand basin with chrome taps over, a panel bath with chrome taps over, half tiled to all walls and has a central heating radiator.

## EXTERIOR FRONT



To the front of the property there is a block paved driveway with space for parking, a paved pathway which leads to the entrance and down the right hand side of the property to the rear garden, a paved pathway leads down the left hand side of the property also to the rear garden, brick built dwarf wall to both sides, borders surrounding with mature shrubs, outside light, access into the garage and the rest is mainly lawn.



## GARAGE

19'6" x 9'2" (5.95 x 2.81)

Accessed via the green door from the driveway or through the lockable internal door in the entrance hallway and it includes; power, lighting and has plumbing for a washing machine, space for a dryer and a fridge/freezer and is a great space for storage.

## EXTERIOR REAR



Accessed via the pathways from the front of the property, the door in the kitchen or through the double doors in the conservatory where you will step out onto; a shaped paved patio area with space for outdoor seating, a curved spacious border filled with various mature bushes/trees and shrubs, there is a border surrounding the left hand side filled with further mature trees/bushes and shrubs, a paved area to the bottom of the garden with additional space for outdoor seating, perimeter wooden fencing to all three sides and the rest is mainly lawn.





### 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) is available but would require further investigation.

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

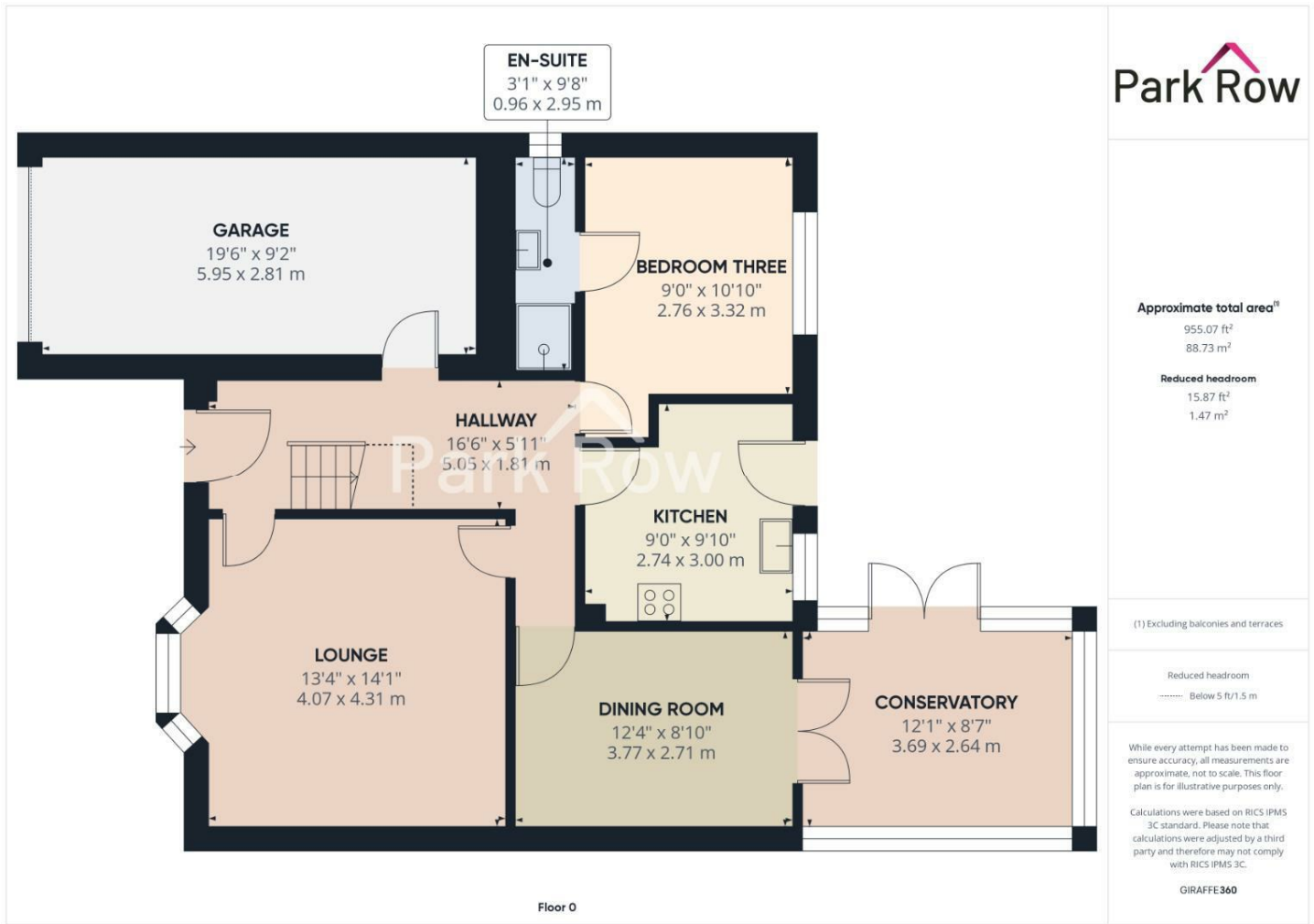
CASTLEFORD - 01977 558480

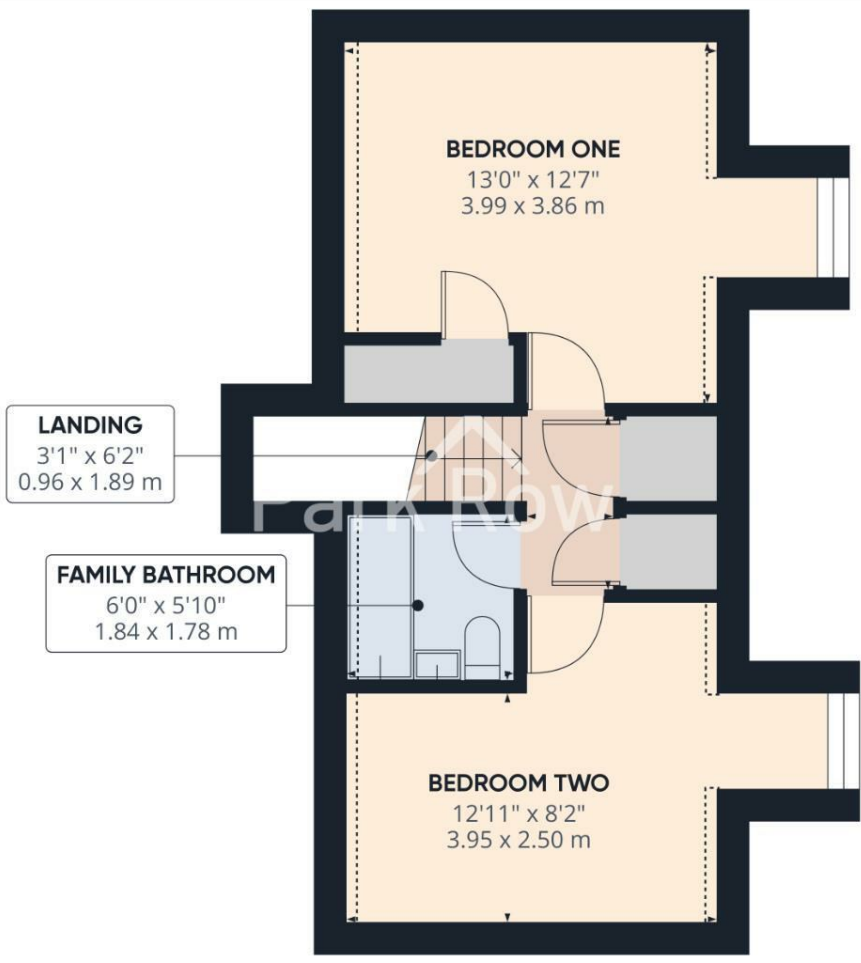
### VIEWINGS

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

**Approximate total area<sup>(1)</sup>**  
395.46 ft<sup>2</sup>  
36.74 m<sup>2</sup>

**Reduced headroom**  
15.31 ft<sup>2</sup>  
1.42 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.

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**Park Row**

**Approximate total area<sup>(1)</sup>**  
 1350.53 ft<sup>2</sup>  
 125.47 m<sup>2</sup>

**Reduced headroom**  
 31.18 ft<sup>2</sup>  
 2.9 m<sup>2</sup>

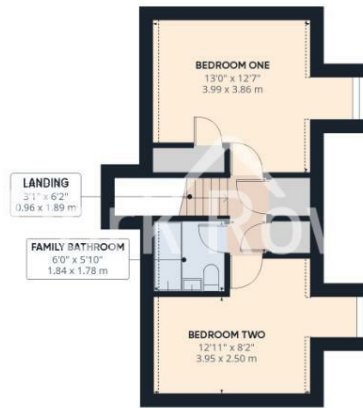
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