

Park Row



Fairway Close, Sherburn In Elmet, Leeds, LS25 6LS

Offers In Excess Of £250,000



DETACHED BUNGALOW**TWO BEDROOMS**GARAGE**DRIVEWAY**ENCLOSED REAR GARDEN**CUL-DE-SAC LOCATION**NO UPWARD CHAIN*

Nestled in the tranquil cul-de-sac of Fairway Close in Sherburn In Elmet, Leeds, this charming detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking to downsize. Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation and entertaining. The bungalow features a well-appointed bathroom, ensuring all your essential needs are met. The property is further enhanced by a garage and a driveway that accommodates up to three vehicles, providing ample parking for residents and guests alike. The outdoor space is equally appealing, with lovely gardens that offer a serene environment for gardening enthusiasts or those who simply wish to enjoy the fresh air. The absence of any upward chain means that you can move in without delay, making this an attractive option for those eager to settle into their new home. With its desirable location in a peaceful neighbourhood, this bungalow combines comfort and convenience, making it a perfect choice for anyone looking to enjoy a relaxed lifestyle in Sherburn In Elmet. Do not miss the chance to make this delightful property 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 FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Entrance is through a white double glazed door with decorative glass panels, leading into;

ENTRANCE HALLWAY

Has central heating radiator, handy storage cupboard and door leading off;

LOUNGE

14'9" x 13'0" (4.51 x 3.97)



Double glazed window to the front elevation, central heating radiator and television and fibre broadband points.

KITCHEN

10'4" x 7'6" (3.17 x 2.31)



Has wall and base units in a Beech finish with stainless steel handles, roll edge laminate worktop, stainless steel drainer sink with chrome taps over, built-in pantry cupboards, space for freestanding cooker, space for freestanding fridge freezer and space and plumbing for a washing machine. Central heating radiator, double glazed window to the side elevation and a double glazed external door with decorative glass panel giving access to the rear.

BEDROOM ONE

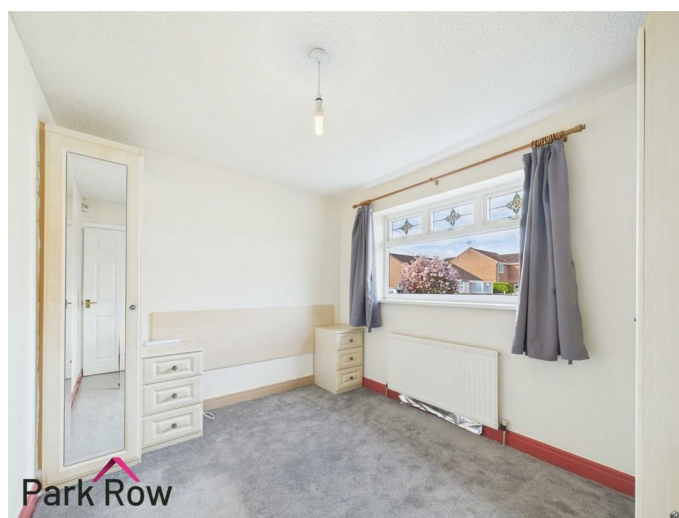
11'3" x 8'11" (3.43 x 2.72)



Double glazed double doors giving access to the rear and central heating radiator.

BEDROOM TWO

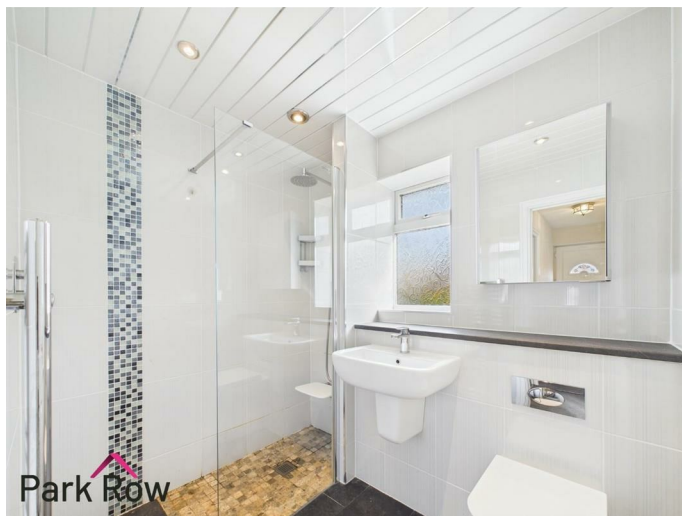
11'2" x 8'6" (3.42 x 2.61)



Double glazed window to the front elevation, central heating radiator and built-in wardrobes and drawers.

FAMILY BATHROOM

7'0" x 5'6" (2.14 x 1.70)



Has a modern white suite comprising; close coupled w/c, floating hand basin with chrome taps over, light up mirrored vanity unit, walk-in shower with waterfall showerhead, chrome heated towel rail, underfloor heating and a double glazed window with obscure glass to the rear elevation.

EXTERIOR

FRONT



Has a sweeping driveway that goes to the left hand side of the property to a detached garage, there is a flagged pathway leading to the front door, mature decorative shrubs and the rest is mainly laid to lawn.

REAR



Can be accessed from the front of the house via the driveway through a pedestrian wooden gate, through the door in the kitchen and the double doors in bedroom one where you will step out onto a patio area with space for seating. There is perimeter fencing to the right hand side, garage wall to the left hand side and perimeter hedging to the bottom of the garden. There are some mature decorative shrubs and the rest is mainly laid to lawn.



GARAGE

approx 19ft x 8ft (approx 5.79mft x 2.44mft)

Has an up and over door.

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, Wed & Thurs - 9.00am to 5.30pm

Friday - 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

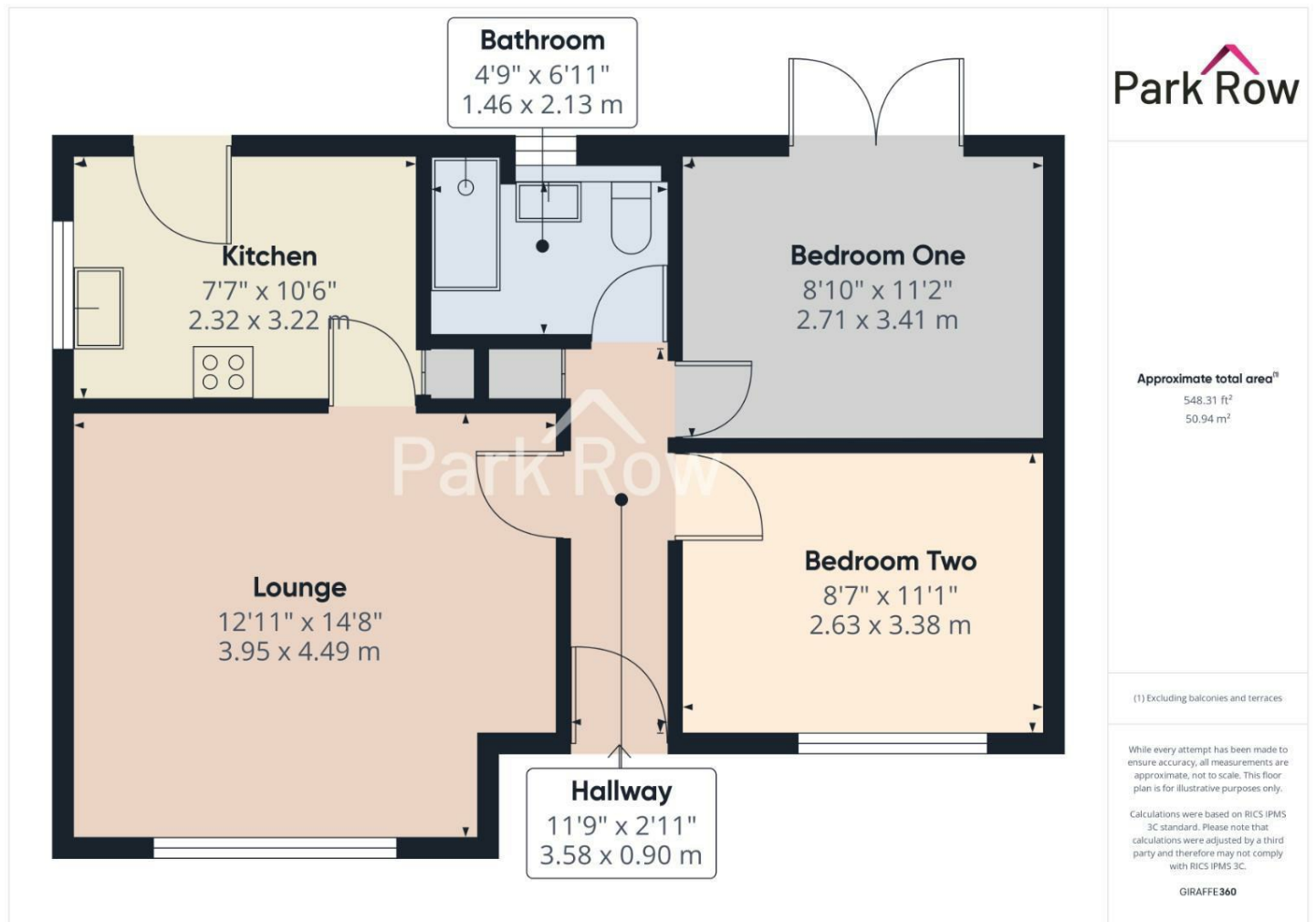
GOOLE - 01405 761199

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.



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