

Park Row



Admiral Way, Sherburn in Elmet, Leeds, LS25 6GZ

£121,500



****45% SHARED OWNERSHIP**AMAZING OPPORTUNITY TO GET ON THE PROPERTY LADDER**SEMI-DETACHED**THREE BEDROOMS**OFF STREET PARKING**GARDENS**EN-SUITE****

Nestled in the charming village of Sherburn in Elmet, Leeds, this delightful semi-detached house on Admiral Way presents an excellent opportunity for first-time buyers and growing families alike. With a shared ownership scheme offering a 45% share, this property makes stepping onto the property ladder more accessible than ever.

The home boasts three well-proportioned bedrooms, providing ample space for family living or guest accommodation. The master bedroom features an en-suite, ensuring privacy and convenience, while a downstairs w/c adds to the practicality of the layout. The heart of the home is the open-plan kitchen and dining room, which is perfect for entertaining and family gatherings. Double doors lead seamlessly to the rear garden, allowing for a bright and airy atmosphere.

Outside, the property is complemented by both front and rear gardens, offering a lovely space for outdoor activities or simply enjoying the fresh air. Additionally, driveway parking ensures that you have a convenient place for your vehicle.

This semi-detached house is not just a property; it is a place where memories can be made. With its ideal location and thoughtful design, it is a wonderful choice for those looking to establish their roots in a friendly community. Don't miss the chance to make this house your 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!'



SHARED OWNERSHIP INFORMATION

As the property is a 'Shared Ownership' property there is a certain criteria that has to be met by yourself

This is determined by an online application that can be found on
<https://apply.yorkshirehousing.co.uk/ApplyOnline/LowCostHomeOwn>

Anyone Interested in the property will need to click on the link and complete the application prior to viewing the property.

Once the application has been approved, the buyer will need to contact us and provide us with the following documents:

1. A signed declaration form (attached)
2. Proof of ID
3. Mortgage in Principle
4. Proof of Deposit
5. Proof of Address (Utility bill or bank statement in the last 3 months)
6. Last 3 months wage slips and P60

You can apply to buy the home if both of the following apply:

- your household income is £80,000 or less
- you cannot afford all of the deposit and mortgage payments to buy a home that meets your needs

One of the following must also be true:

- you're a first-time buyer
- you used to own a home but cannot afford to buy one now
- you're forming a new household - for example, after a relationship breakdown
- you're an existing shared owner, and you want to move
- you own a home and want to move but cannot afford to buy a new home for your needs (If you own a home, you must have completed the sale of the home on or before the date you complete your shared ownership purchase)

As part of your application, your finances and credit history will be assessed to ensure that you can afford and sustain the rental and mortgage payments.

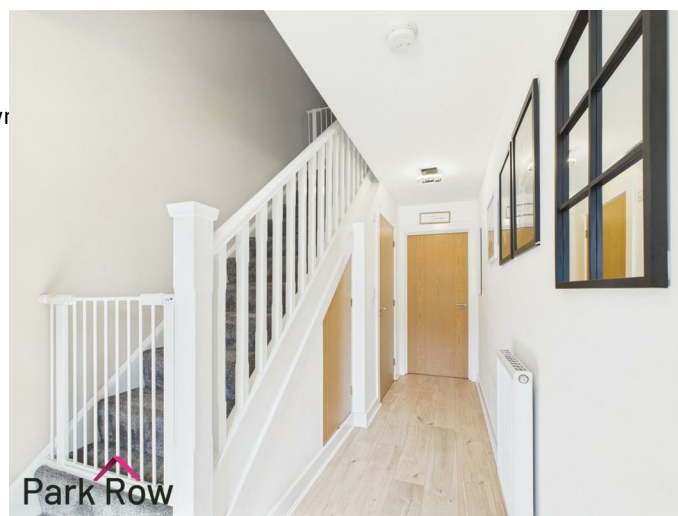
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with a double glazed glass panel insert and storm porch over which leads into:

ENTRANCE HALLWAY

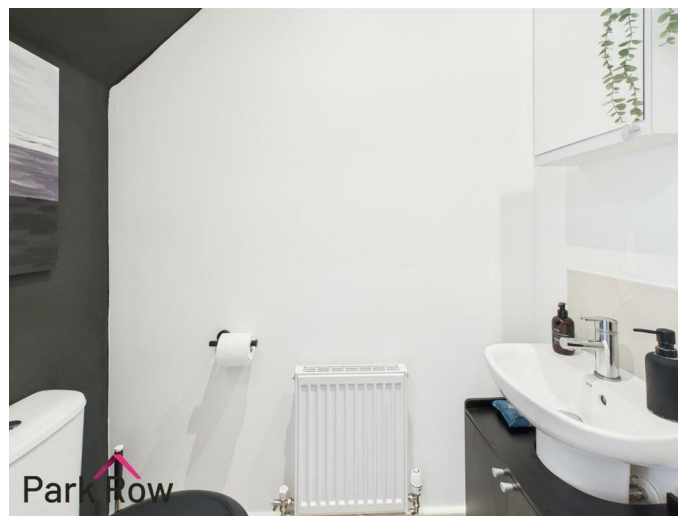
16'11" x 6'9" (5.16 x 2.07)



Stairs with a wooden balustrade and spindles which leads to the first floor accommodation, central heating radiator, a cupboard door which leads into understairs storage and internal doors which lead into;

DOWNSTAIRS W/C

5'2" x 2'9" (1.58 x 0.84)



Includes a white suite comprising: close coupled w/c, handbasin with chrome taps over and a central heating radiator.

LOUNGE

12'10" x 12'2" (3.92 x 3.72)



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



KITCHEN/DINER

19'3" x 12'8" (5.87 x 3.88)



Double glazed window to the rear elevation, wall and base units in a white gloss finish, square edge worktops, one and a half stainless steel drainer sink with chrome mixer tap over, four ring gas hob with extractor over and stainless steel splashback, built in electric oven, space and plumbing for washing machine, space for freestanding fridge/freezer, spotlights to the ceiling, central heating radiator, space for dining table and chairs and external double glazed double doors which lead out into the rear garden.





FIRST FLOOR ACCOMMODATION

LANDING

8'3" x 7'8" (2.54 x 2.36)



Loft access, central heating radiator and internal doors which lead into;

BEDROOM ONE

11'10" x 10'8" (3.61 x 3.26)

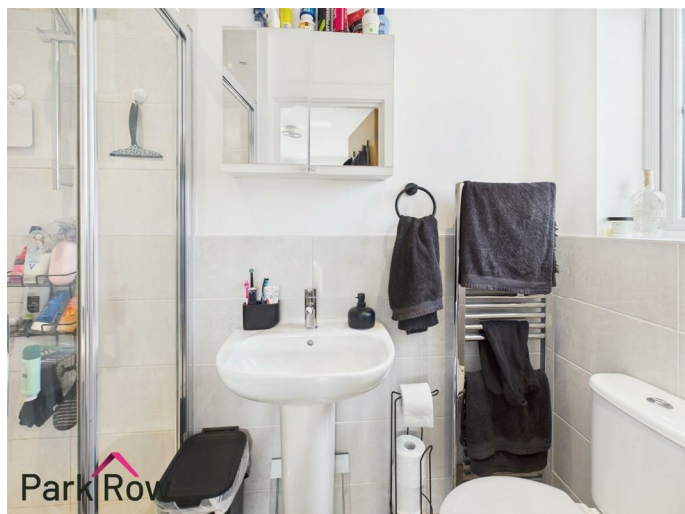


Double glazed window to the front elevation, central heating radiator and a door which leads into;



ENSUITE

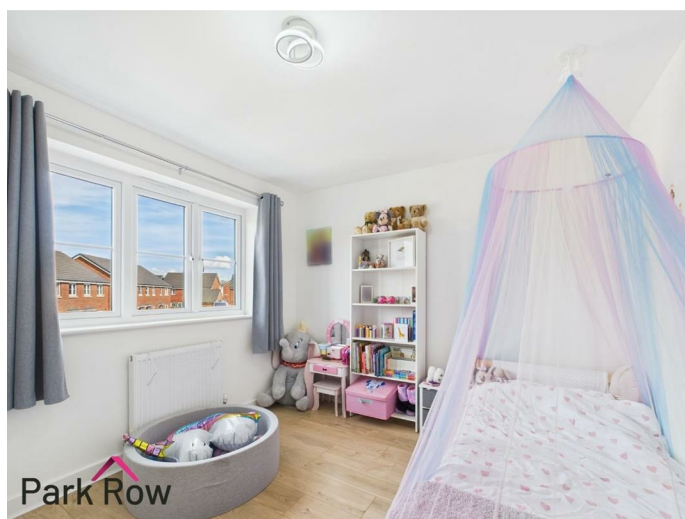
7'4" x 3'2" (2.25 x 0.98)



Obscure glass double glazed window to the side elevation and includes a white suite comprising: fully tiled shower cubicle with a mains shower and glass shower screen, close coupled w/c, handbasin with chrome tap over, half tiled to the remaining walls and a chrome heated towel rail.

BEDROOM TWO

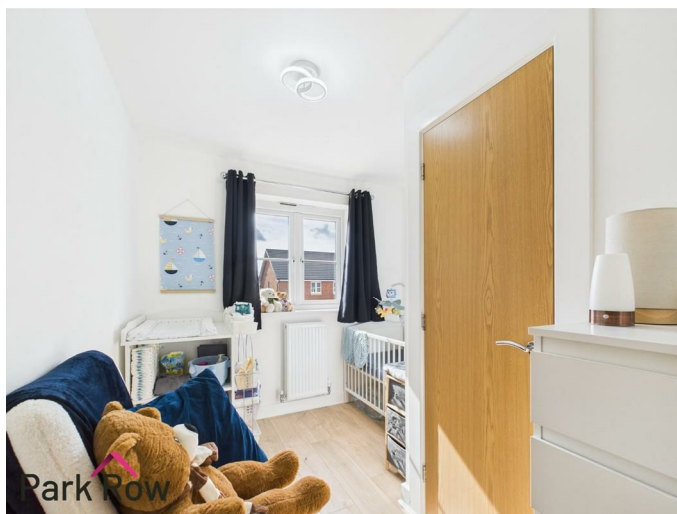
10'7" x 9'9" (3.25 x 2.99)



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

BEDROOM THREE

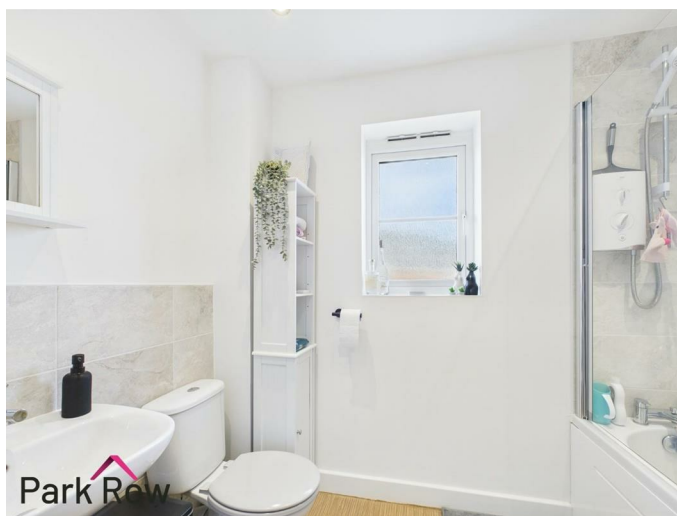
10'4" x 4'8" (3.17 x 1.44)



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

FAMILY BATHROOM

8'3" x 5'6" (2.52 x 1.70)



Obscure glass double glazed window to the rear elevation and includes a white suite comprising: panel bath with chrome tap over and mains shower over with glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, fully tiled around the bath area and half tiled around the washbasin/wc.

EXTERIOR

FRONT



To the front of the property there is a concrete driveway which space for parking, a decorative stone pathway and a paved pathway which leads to the entrance door and down the side of the property to a wooden pedestrian gate which gives access to the rear garden, borders filled with mature shrubs and the rest is mainly lawn.



REAR



Accessed via the gate 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 and space for a shed, a decorative stone pathway which leads to a further paved area with space for seating, decorative stone borders surrounding the patio areas, perimeter brick built wall with wooden fencing above to the right hand side, perimeter wooden fencing to the left hand side and the rest is mainly artificial grass.



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.



WC
2'9" x 5'2"
0.84 x 1.58 m

Park Row

ENTRANCE HALLWAY

6'9" x 16'10"
2.07 x 5.16 m

LOUNGE

12'2" x 12'10"
3.72 x 3.92 m

KITCHEN/DINING ROOM

19'3" x 12'8"
5.87 x 3.88 m

Approximate total area[®]
473.19 ft²
43.96 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.

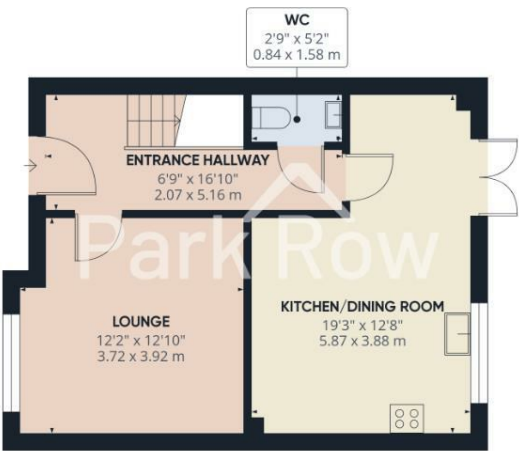
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360

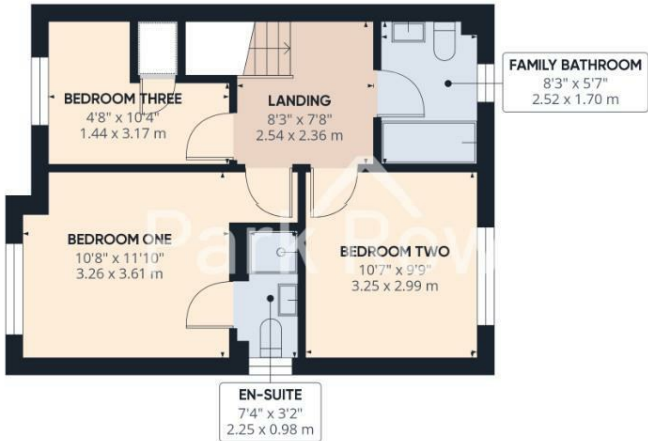
Floor 0



GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area[®]
902.77 ft²
83.87 m²

(1) Excluding balconies and terraces

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GIRAFFE360

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