

Park Row

The proactive estate agent



Park Avenue, Sherburn In Elmet, Leeds, LS25 6EF

Offers In Excess Of £220,000



SEMI DETACHED**THREE BEDROOMS**MODERN KITCHEN & BATHROOM**GARAGE**PARKING**ENCLOSED REAR GARDEN**

Welcome to this charming semi-detached house located on Park Avenue in the delightful Sherburn In Elmet, Leeds. This property boasts a modern kitchen and bathroom, perfect for those seeking a contemporary living space. With three cosy bedrooms, this home offers ample space for a growing family or those in need of a home office. As you step inside, you'll be greeted by a spacious hallway leading to a welcome reception room ideal for relaxing or entertaining guests. The garage provides convenient storage space or the opportunity to convert it into a workshop or hobby room.

One of the highlights of this property is the enclosed rear garden, offering a private outdoor space to enjoy a morning coffee or host summer barbecues. Additionally, with parking available for three to four vehicles, you'll never have to worry about finding a spot after a long day.

With a total of 787 sq ft, this home provides a comfortable living environment with a layout that maximises space and functionality. Whether you're looking to settle down in a peaceful neighbourhood or seeking a property with easy access to local amenities, this semi-detached house offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and envision yourself living in this lovely property on Park Avenue. 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!'



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white double glazed entrance door with a glass panel insert plus a glass side panel, storm porch over and a courtesy light which leads into:

ENTRANCE HALLWAY

14'2" x 6'5"



Stairs leading to first floor accommodation, central heating radiator, useful understairs storage space and internal doors which lead into:

LOUNGE/DINER

23'6" x 10'8"



Double glazed bay window with diamond lead beading within to the front elevation and double glazed patio doors which lead out into the rear garden, two central heating radiators and a gas fire set within a marble hearth with wooden surround.





KITCHEN 8'10" x 8'6"



Double glazed window to the rear elevation and has wall and base units in a beech-effect finish with under cabinet lighting, roll edge laminate worktops. one and a half drainer sink with chrome taps over, four ring gas hob with splashback and extractor over, built in oven below, space and plumbing for a washing machine, space for under counter fridge and freezer, door which leads into storage cupboard and a double glazed external door with obscure glass panel insert leads to the side elevation.

FIRST FLOOR ACCOMMODATION

LANDING 8'7" x 6'11"

Double glazed window to the side elevation, loft access and has internal doors leading into:

BEDROOM ONE 11'6" x 10'4"



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

BEDROOM TWO

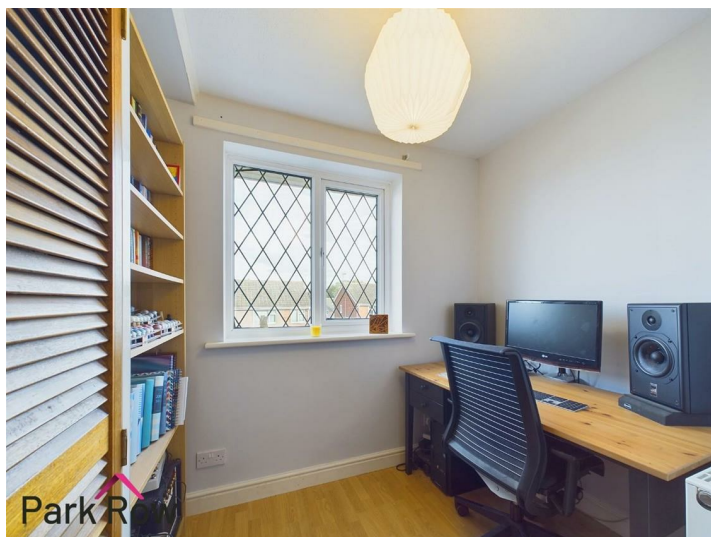
11'10" x 9'6"



Double glazed window with diamond lead beading within to the front elevation and a central heating radiator.

BEDROOM THREE

9'0" x 7'9"



Double glazed window with diamond lead beading within to the rear elevation, central heating radiator, built in wardrobes with louvre doors and a door which leads into a storage cupboard.

FAMILY BATHROOM

5'6" x 6'11"



Double glazed obscure window to the rear elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above, vanity unit with storage with concealed cistern w/c and handbasin with chrome taps over, central heating radiator, spotlights to the ceiling and is fully tiled around the bath, handbasin and w/c areas.

EXTERIOR



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FRONT



To the front of the property is a paved driveway which leads down the side of the property which is accessed via black metal vehicular gates and has space for parking for 2 cars and leads to a single detached garage and access to the rear garden, further parking is available at the front of the property for a couple of vehicles, the rest is mainly laid to lawn with perimeter hedging to the front and herbaceous borders.

REAR



Can be accessed down the side of the property or from the patio doors in the lounge/diner where you will step out onto: a paved area with space for seating, outside tap, a couple of steps take you up to a lawned area with raised borders filled with established plants and shrubs and has perimeter fencing to all sides.



GARAGE

Accessed down the side of the property through the black vehicular access gates and has two double glazed windows to the side elevation and comes with power and lighting.

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.



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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

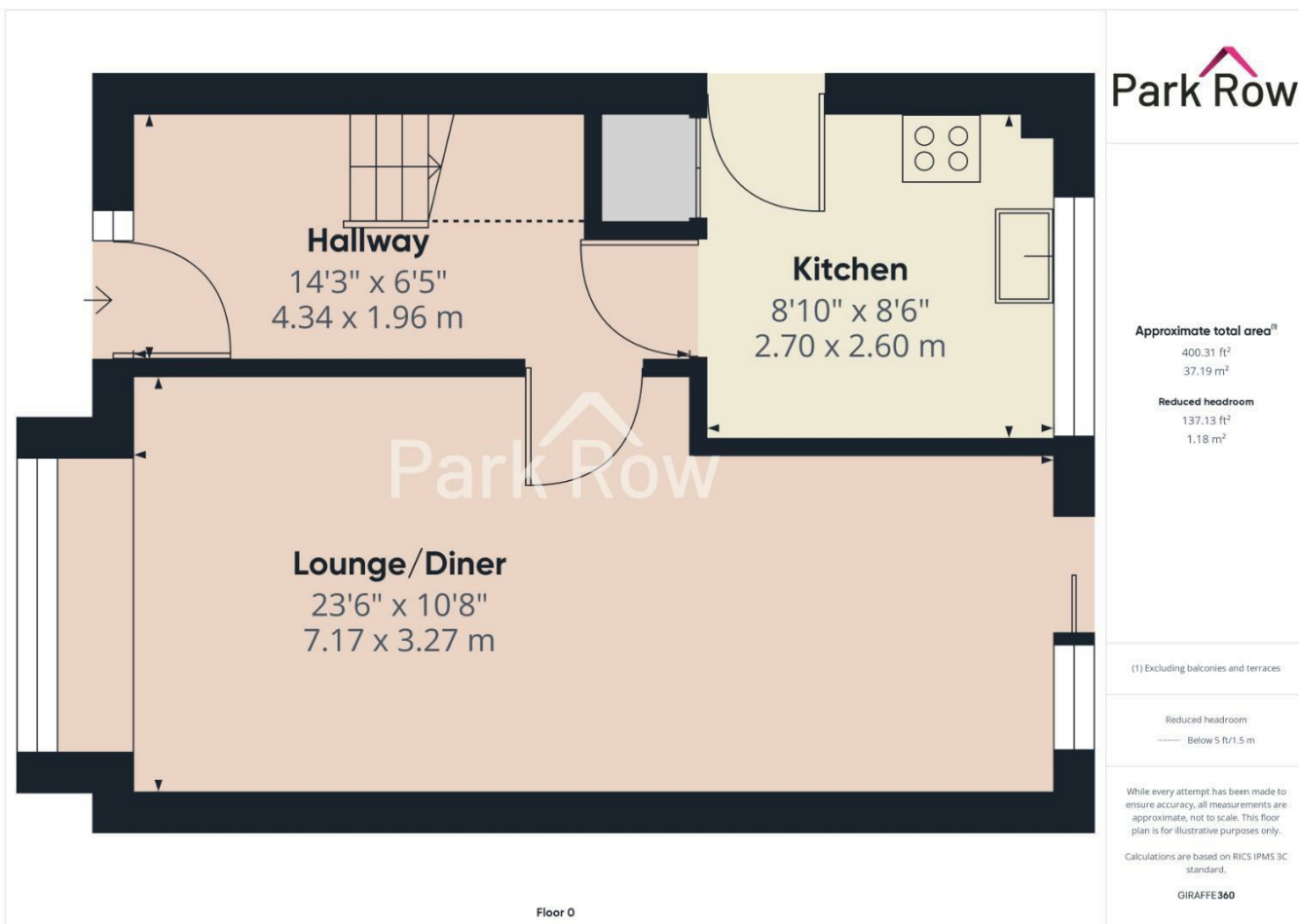
VIEWINGS

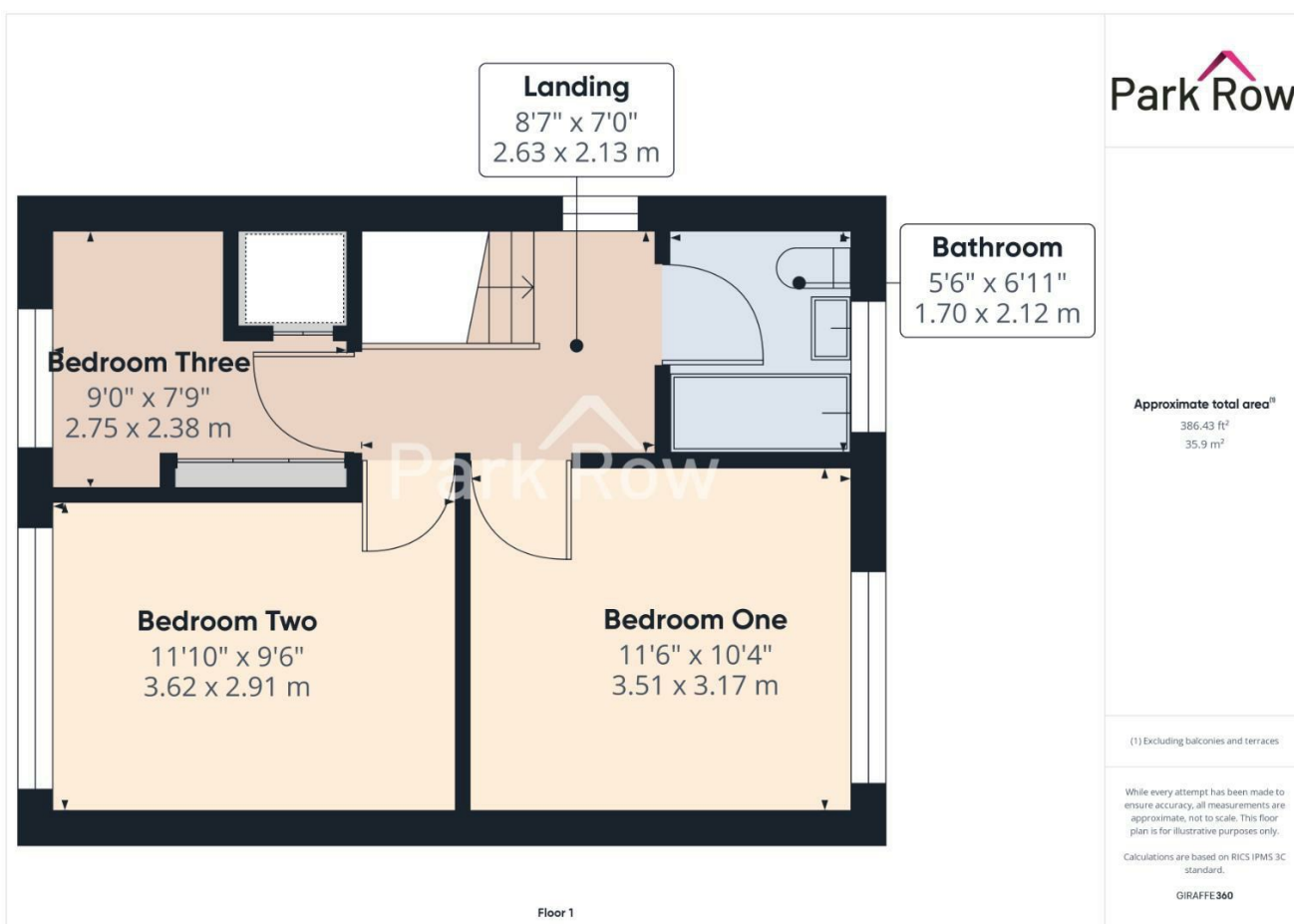
Strictly by appointment with the sole agents.

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.



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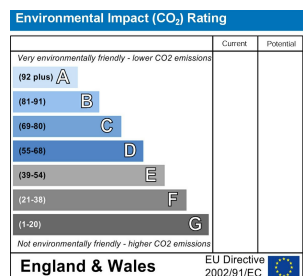
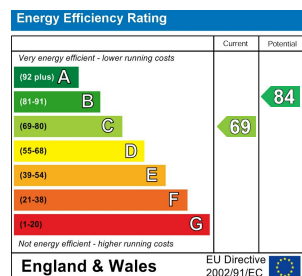


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