

Park Row

The proactive estate agent



Church View, Sherburn In Elmet, Leeds, LS25 6HZ

Offers In Excess Of £110,000



****OVER 55YRS COMPLEX WITH WARDEN FACILITY**COMMUNAL GARDENS**NO UPWARD CHAIN**GROUND FLOOR ONE BEDROOM APARTMENT**WELL-PRESENTED****

Welcome to this charming ground floor flat located in the serene Church View, Sherburn In Elmet, Leeds. This delightful property is situated within a retirement complex designed specifically for those aged over 55, offering a peaceful and supportive environment. The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The single bedroom provides a comfortable space for rest, while the bathroom is conveniently located to serve both residents and visitors. One of the standout features of this property is the presence of a warden facility, ensuring that assistance is readily available when needed, thus enhancing the sense of security and community. Residents can also enjoy the beautifully maintained communal gardens, which offer a lovely outdoor space to unwind and socialise with neighbours. This property is offered with no upward chain, making it an ideal choice for those looking to move in without delay. Whether you are seeking a new home or a peaceful retreat, this flat in Sherburn In Elmet presents a wonderful opportunity to embrace a fulfilling lifestyle in a supportive community. Don't miss the chance to make this lovely flat your new 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!'



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a secure entrance door which leads into:

ENTRANCE HALLWAY

Economy 7 electric heater and smoke alarm, a storage cupboard with shelving plus it houses the water tank, remote intercom for communal door and doors which lead into;

LOUNGE



Two double glazed windows overlooking the communal gardens, two Economy 7 electric heaters and a concertina door which leads into:



KITCHEN



Double glazed window overlooking the communal gardens, wall and base units in a white finish with under counter lighting, roll edge worktops with tiled splashback. one and a half stainless steel drainer sink with chrome taps over, four ring electric hob with built in extractor fan over and an electric oven below, space and plumbing for washing machine and space for freestanding fridge/freezer.



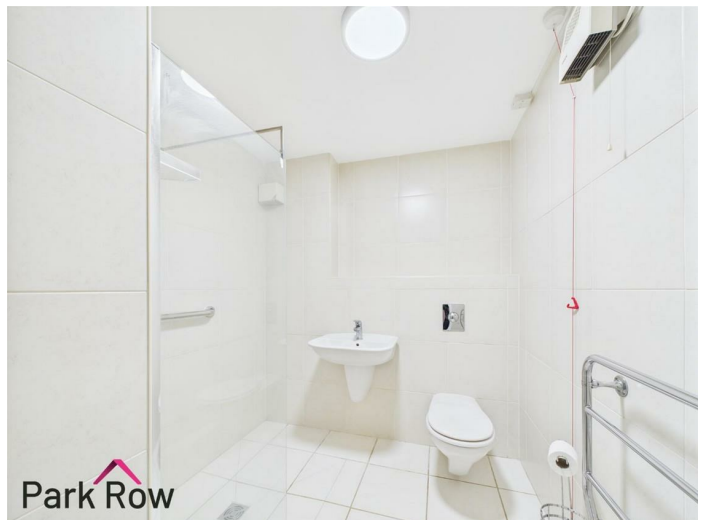
BEDROOM



Double glazed window overlooking the communal gardens, Economy 7 electric heater and has a built in double wardrobe.



WETROOM



Fully tiled wet room with walk in shower with mains shower and glass shower screen, concealed cistern low level w/c, floating handbasin with chrome tap over, electric towel rail, electric wall heater and has an emergency call button.

EXTERIOR

COMMUNAL GARDENS

Communal gardens with herbaceous borders, benches and seats.



FACILITIES

This property is subject to an annual charge of approximately £2389.20 @ 1/4/2025 (this can be paid quarterly) due to the warden element and communal gardens. There is a communal lounge and access to substantial communal gardens. Launderette facilities on site and warden on duty from 9am till 5.30pm Monday to Friday, outside these hours the emergency pull cords are redirected to a call centre.

AGENTS NOTE

Please note this is a warden controlled facility and prospective purchasers must be over 55yrs of age. There is also a selling fee which must be paid to the management company on sale and purchase of these properties and we are informed that this is 2.5% of the purchase price on the sale of each property. The seller pays 4/5 of this fee and the buyer 1/5. (This is stated in the Lease.)

There is also an occupier's age restriction stated in the Lease – over 55s only.



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TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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: none

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.

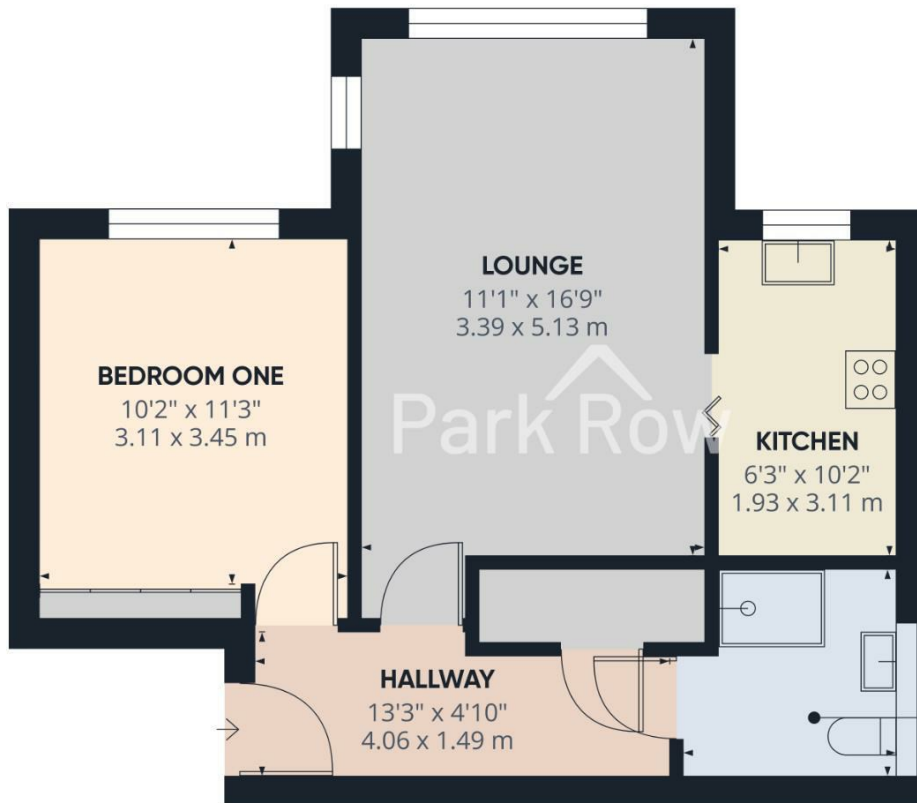
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries.

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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Approximate total area^m
512 ft²
47.6 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.

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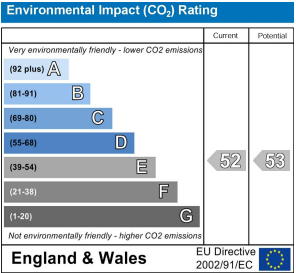
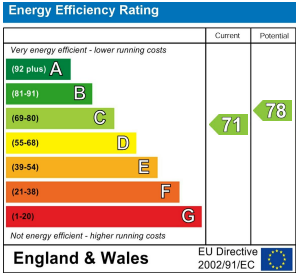
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