

# Park Row



**Pasture Avenue, Sherburn In Elmet, Leeds, LS25 6LG**

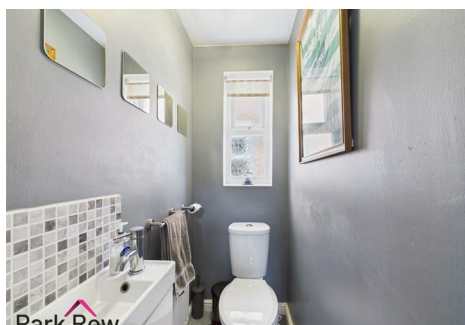
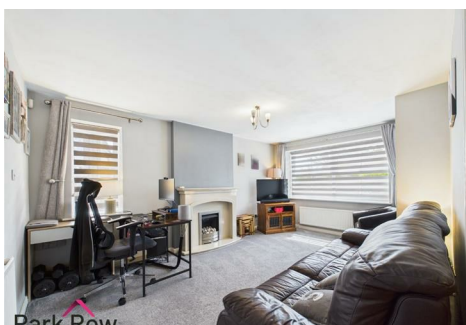
**Offers In The Region Of £400,000**



**EXTENDED DETACHED HOUSE\*\*FOUR BEDROOMS\*\*OPEN PLAN KITCHEN/DINING/LIVING AREA\*\*ENSUITE TO BEDROOM ONE\*\*DOWNSTAIRS W/C\*\*ENCLOSED REAR GARDEN\*\*GARAGE & PARKING\*\***

Nestled in the charming locale of Pasture Avenue, Sherburn In Elmet, Leeds, this splendid detached house offers a perfect blend of modern living and comfort. With four generously sized bedrooms, this property is ideal for families seeking space and convenience. The highlight of the home is undoubtedly the gorgeous open plan kitchen, dining, and living area, which creates a warm and inviting atmosphere for both entertaining guests and enjoying family time. The property boasts two well-appointed bathrooms, A reception room provide additional versatility, allowing for a formal sitting area or a playroom, depending on your needs. Step outside to discover an enclosed rear garden, perfect for children to play safely or for hosting summer barbecues with friends and family. The garage adds further convenience, providing ample storage space or secure parking. This delightful home is not just a property; it is a sanctuary that offers a wonderful lifestyle in a friendly community. With its modern features and spacious layout, it is a must-see for anyone looking to settle in this desirable area. Don't miss the opportunity 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!**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a blue composite door with a glass panel insert and a side glass panel which leads into:

### ENTRANCE HALLWAY

2'11" x 7'4" (0.89 x 2.25)

Central heating radiator, a door which leads into a storage cupboard and an internal oak door which leads into:

### INNER HALLWAY

4'2" x 10'10" (1.29 x 3.31)

Stairs which lead up to the first floor accommodation, central heating radiator, an internal oak door which leads into the garage and further internal oak doors which lead into;

### LOUNGE

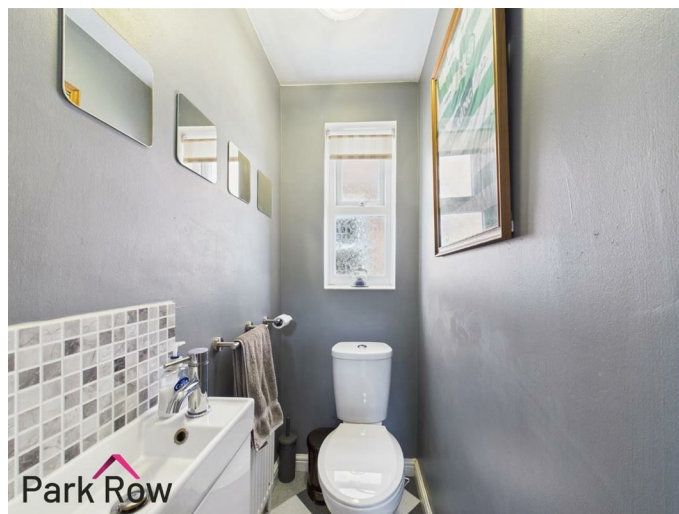
11'1" x 16'0" (3.38 x 4.89)



Double glazed window to the front elevation and further double glazed window to the side elevation, two central heating radiators and a gas fire set within a marble hearth and surround.

## DOWNSTAIRS W/C

4'9" x 2'10" (1.46 x 0.87)



Obscure double glazed window to the side elevation and has a white suite comprising: close coupled w/c, handbasin with chrome tap over with tiled splashback and a unit beneath plus a central heating radiator.

## KITCHEN/DINING AREA

23'7" x 9'6" (7.20 x 2.90)



Lovely open plan kitchen/dining/living area with three Velux windows to the ceiling. The kitchen area comprises a mix of light grey and white wall and base units with stainless steel handles and quartz worktops, space for range cooker with built in extractor and black glass splashback, single light grey drainer sink with chrome mixer tap over with tiled splashback, breakfast bar with space for seating and storage cupboards below, space and plumbing for a dishwasher, space for freestanding fridge/freezer, grey vertical central heating radiator, space for dining tables and chairs, spotlights the ceiling and an external double glazed door which leads to the side elevation.





Park Row



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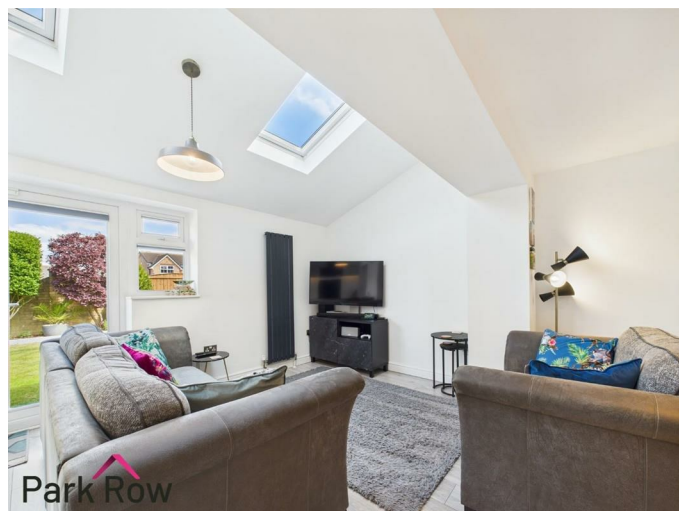
**LIVING AREA**  
23'5" x 8'1" (7.15 x 2.47)



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Continues from the kitchen/dining area and has double

glazed double doors with double glazed windows to either side which lead out to the rear garden, two grey vertical central heating radiators, television points, spotlights to the ceiling and an internal door which leads into a storage cupboard.



## FIRST FLOOR ACCOMMODATION

### LANDING

15'3" x 5'10" (4.65 x 1.80)

Double glazed window to the side elevation, loft access, central heating radiator, a door which leads into storage cupboard and has further internal doors which lead into;

### BEDROOM ONE

13'1" x 17'1" (3.99 x 5.21)



Two double glazed windows to the front elevation, central heating radiator, built in wardrobes with mirrored glass sliding doors and an door which leads into:





**BEDROOM TWO**  
10'5" x 11'9" (3.18 x 3.60)



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

**ENSUITE**  
6'5" x 5'1" (1.98 x 1.57)



Obscure double glazed window to the side elevation and has a white suite comprising: shower cubicle with mains shower, handbasin with chrome taps over and vanity unit beneath, close coupled w/c and a grey vertical central heating radiator.

**BEDROOM THREE**  
7'10" x 11'11" (2.41 x 3.65)



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

## BEDROOM FOUR

8'11" x 6'6" (2.72 x 1.99)



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

## FAMILY BATHROOM

6'5" x 6'6" (1.97 x 1.99)



Obscure double glazed window to the rear elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above with glass shower screen, pedestal handbasin with chrome taps over, close coupled w/c, chrome heated towel rail and is fully tiled to all walls.

## EXTERIOR

## FRONT



To the front of the property there is paved driveway with space for parking for 2 cars and leads to the garage and the front entrance door, an EV car charger, a paved footpath leads down the left hand side of the property giving access to the rear and a lawned area leads down the righthand side of the property and also gives access to the rear. A brick perimeter wall to the left hand side gives privacy from the neighbouring property and there is wooden perimeter fencing to the righthand side.

## REAR



Can be accessed down either side of the property or the double door in the kitchen/dining/living area where you will step down onto a paved footpath which runs along the back of the property and leads to a paved area with space for seating, outside lighting the rest is mainly laid to lawn with a border filled with trees and shrubs to the bottom of the garden and has perimeter fencing to all sides.





### **GARAGE**

**7'10" x 16'6" (2.41 x 5.05)**

Can be accessed via the up over door or the door or the door in the inner hallway and has power and lighting.

### **TENURE AND COUNCIL TAX**

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

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

### **TENURE AND COUNCIL TAX**

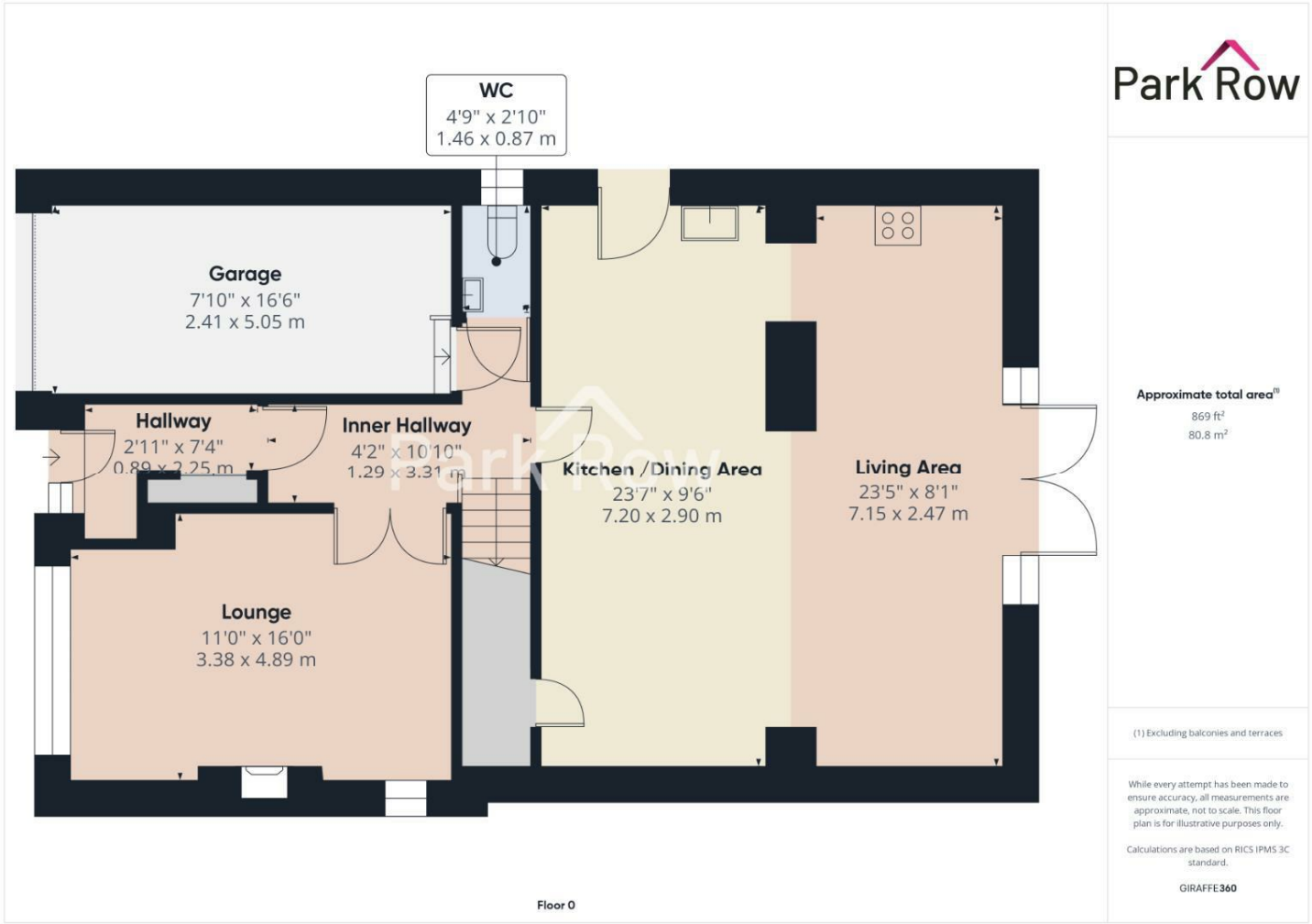


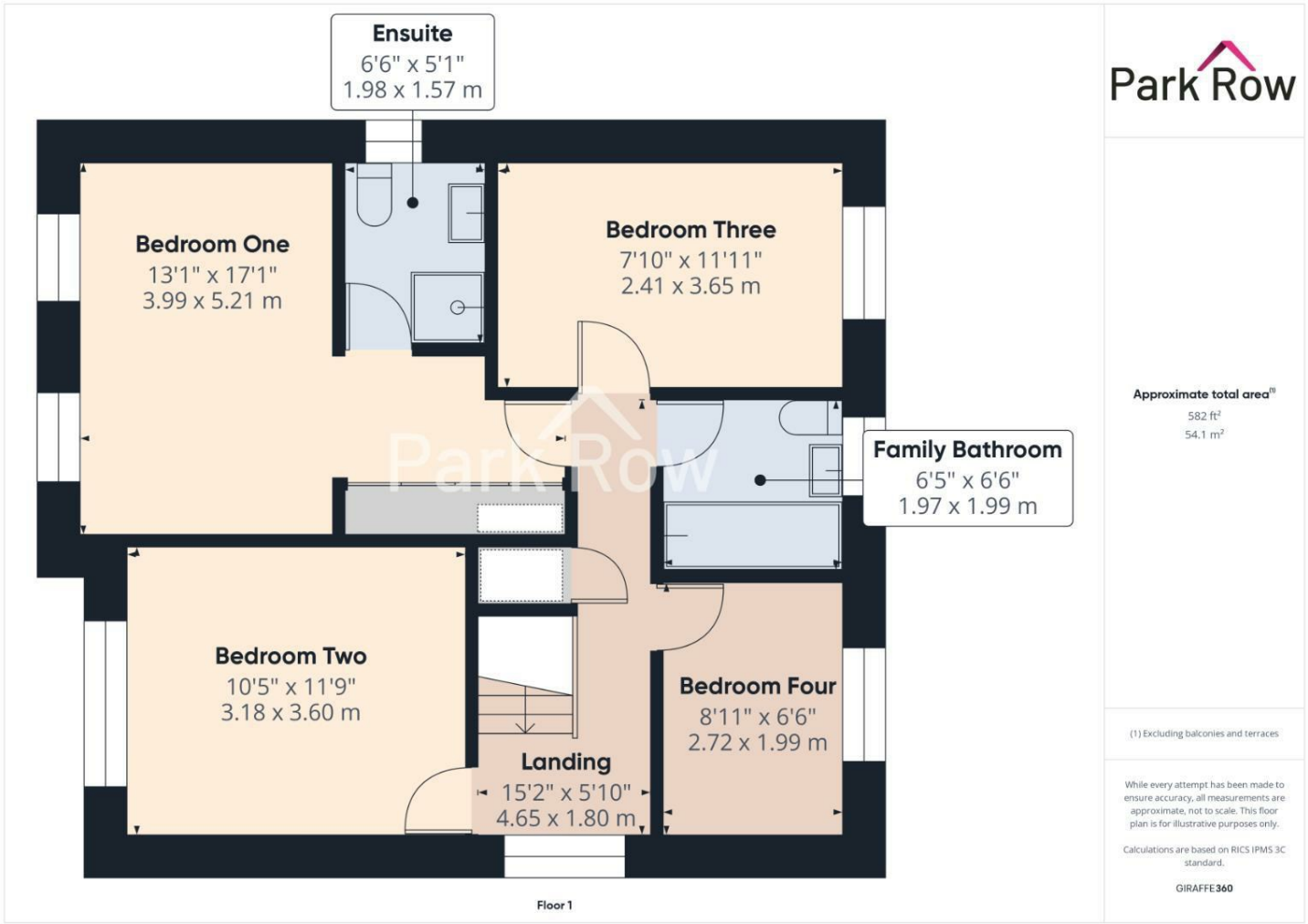
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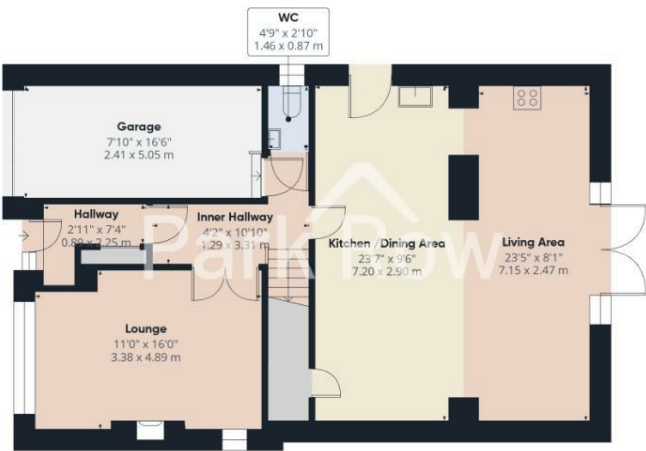




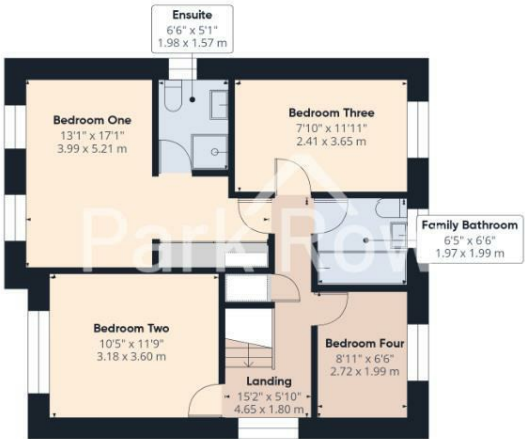








Floor 0



Floor 1

Park Row

Approximate total area<sup>®</sup>  
1451 ft<sup>2</sup>  
134.9 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

GIRAFFE360

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