

# Park Row



## Henrys Mews, Sherburn In Elmet, Leeds, LS25 6PF

Offers In Excess Of £260,000



MID TERRACE MEWS HOUSE\*\*THREE BEDROOMS\*\*DOWNSTAIRS W/C\*\*CONSERVATORY\*\*ENSUITE TO BEDROOM ONE\*\*GARAGE & PARKING\*\*

Nestled in the charming Henrys Mews, Sherburn In Elmet, this delightful mid-terrace mews house offers a perfect blend of comfort and modern living. Spanning an impressive 928 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The downstairs W/C adds convenience for guests and family alike. The heart of the home is undoubtedly the lovely conservatory, which floods the living area with natural light and offers a serene space to enjoy the garden views throughout the seasons.

The master bedroom features an ensuite bathroom, providing a private retreat for the homeowner. The additional bedrooms are versatile and can be tailored to suit your needs, whether as children's rooms, guest spaces, or a home office. Complementing this attractive property is a garage, offering secure parking and additional storage options. Located in the peaceful village of Sherburn In Elmet, residents can enjoy a friendly community atmosphere while being within easy reach of Leeds and its vibrant amenities. This mews house is a wonderful opportunity for those looking to settle in a tranquil yet accessible location. With its thoughtful layout and desirable features, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this charming property 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!



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a blue composite door with glass panel inserts which leads into:

### ENTRANCE HALLWAY

5'6" x 2'11" (1.69 x 0.91)

Central heating radiator, stairs which lead up to the first floor accommodation and internal doors which lead into;

### KITCHEN

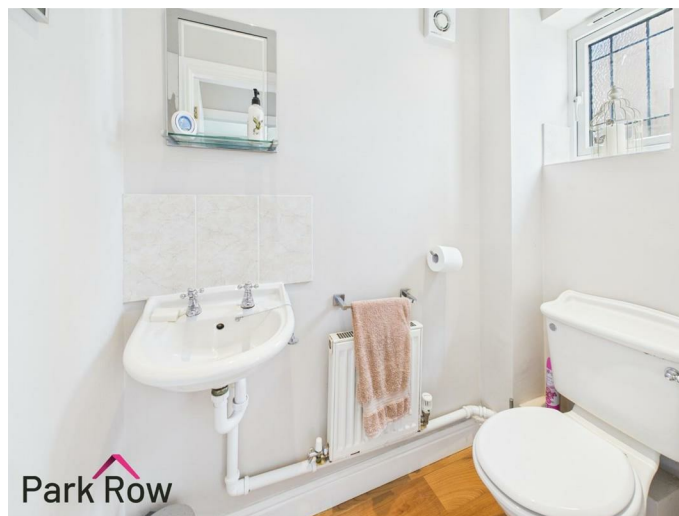
8'7" x 9'6" (2.64 x 2.90)



Double glazed window to the front elevation, wall and base units in a white shaker style finish with stainless steel handles, roll edge worktops, tiled splashback, one and a half stainless steel drainer sink with chrome mixer tap over, four ring gas hob with a built in extractor over and built in double electric oven below, space and plumbing for washing machine, space for freestanding fridge/freezer, spots lights to the ceiling and has a tiled floor.

## DOWNSTAIRS W/C

5'6" x 2'11" (1.69 x 0.90)



Obscure double glazed window to the front elevation and has a white suite comprising: low level w/c, handbasin with chrome taps over and tiled splashback, central heating radiator and has spotlights to the ceiling.

## LOUNGE/DINER

13'5" x 12'11" (4.10 x 3.96)



Double glazed window to the rear elevation, two central heating radiators, electric fire set within a marble hearth with wooden surround, space for dining tables and chairs, a door which leads into a storage cupboard and has double glazed double doors which lead into:





**CONSERVATORY**  
8'9" x 10'3" (2.68 x 3.14)



Double glazed windows to all sides on a dwarf brick wall with polycarbonate roof, wall mounted electric heater and has double glazed double doors which lead out into the rear garden via some steps which lead down to the driveway and garage.



**FIRST FLOOR ACCOMMODATION**

**LANDING**  
13'8" x 6'2" (4.19 x 1.90)



Double glazed window to the rear elevation, loft access, central heating radiator and has doors which lead into;

### BEDROOM ONE

10'7" x 15'1" (3.23 x 4.61)

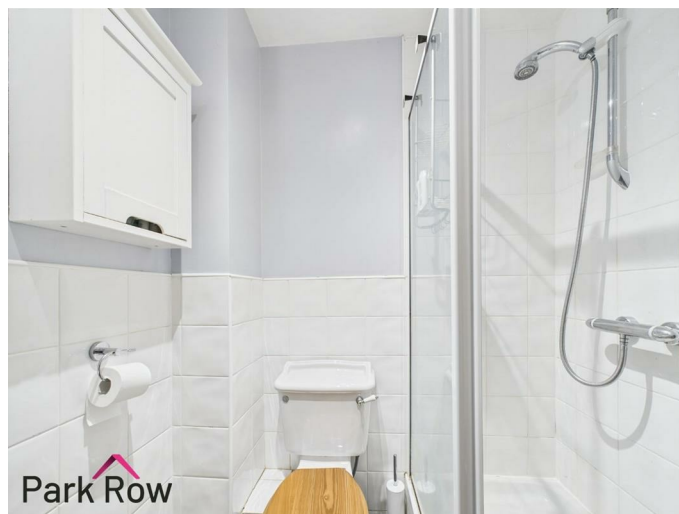


Two double glazed windows to the rear elevation and has two central heating radiators.



### ENSUITE

5'7" x 5'10" (1.72 x 1.79)



Has a white suite comprising: Shower cubicle with mains shower, pedestal handbasin with chrome taps over, close coupled w/c and is fully tiled within the shower cubicle and half tiled to remaining walls plus a central heating radiator.

### BEDROOM TWO

12'7" x 9'8" (3.86 x 2.96)



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



### BEDROOM THREE

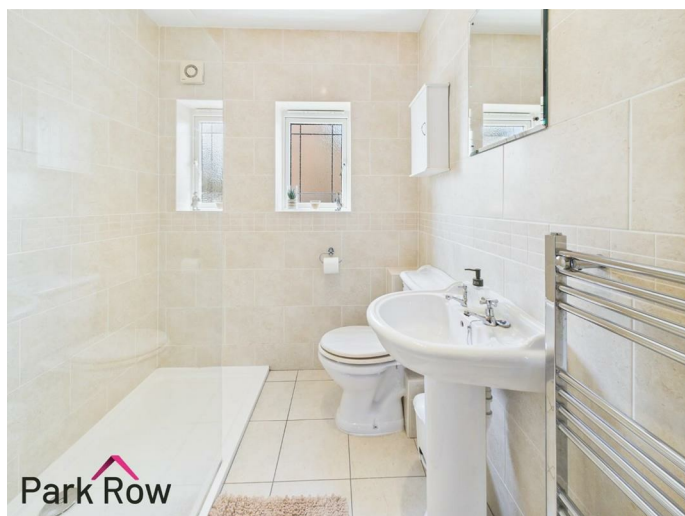
9'6" x 9'8" (2.92 x 2.96)



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

### FAMILY BATHROOM

8'5" x 6'2" (2.58 x 1.89)



Obscure double glazed window to the front elevation and has a white suite comprising: walk in shower with mains shower above with rainfall showerhead, pedestal handbasin with chrome taps over, close coupled w/c, spotlights to the ceiling, chrome heated towel rail, door leads into storage cupboard and is fully tiled to all walls and a tiled floor.

### EXTERIOR

### FRONT



To the front of the property is a paved footpath with decorative gravel surrounding which leads to the front entrance door, a blocked paved driveway runs down the side of the property under the archway to the garage and the rear garden.





## GARAGE



Accessed via and electric roller shutter door and has power and lighting.

## REAR



Accessed down the side of the property from the driveway or through the double doors in the conservatory where you will step up onto a lawned area with herbaceous borders, to the bottom of the garden is a decked area with space for seating and has perimeter walls with some fencing to all sides.



## 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: 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.

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.

## 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

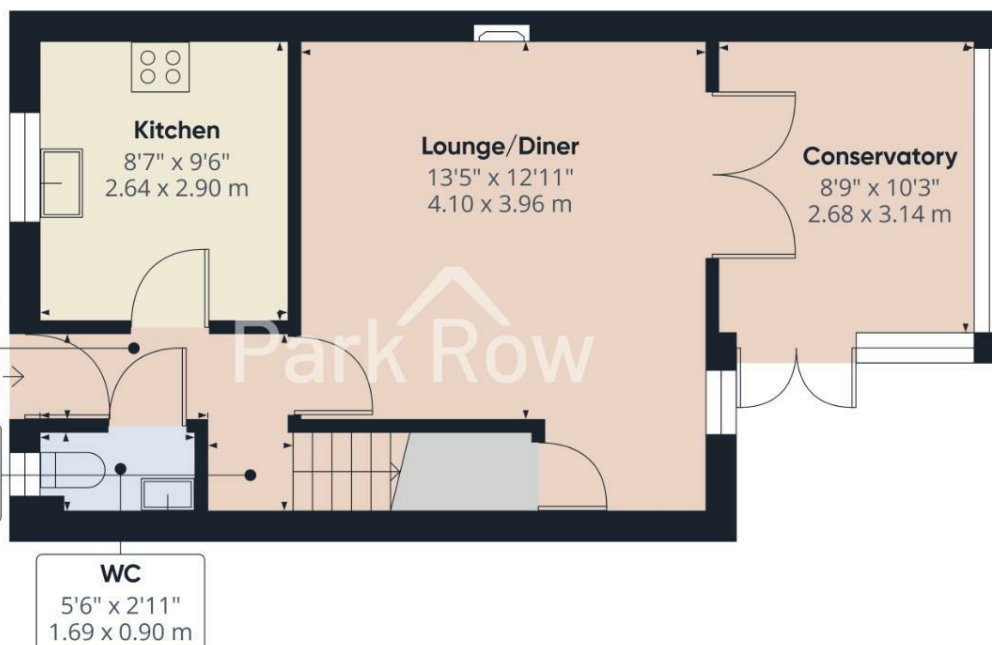
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will



**Approximate total area<sup>(1)</sup>**  
446 ft<sup>2</sup>  
41.4 m<sup>2</sup>

(1) Excluding balconies and terraces

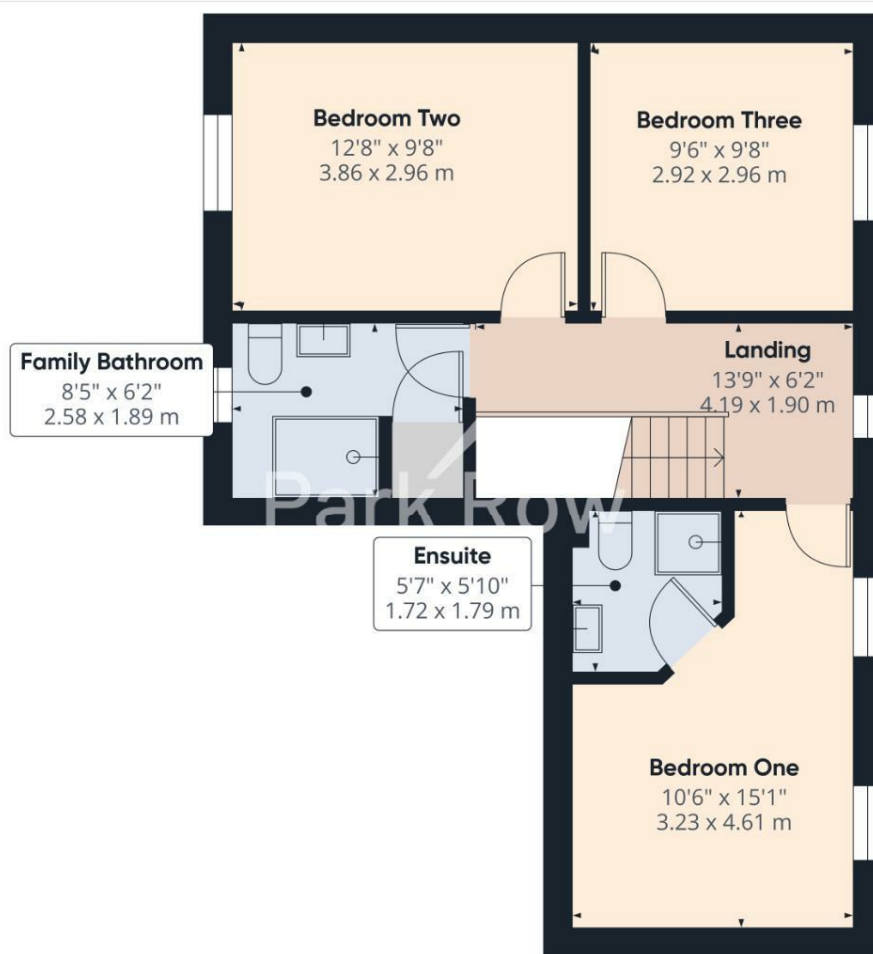
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Floor 0





Floor 1

  
**Park Row**

Approximate total area<sup>(1)</sup>  
482 ft<sup>2</sup>  
44.8 m<sup>2</sup>

(1) Excluding balconies and terraces

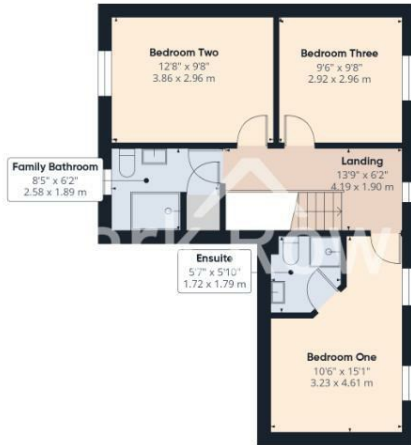
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Floor 0



Floor 1

**Park Row**

Approximate total area<sup>®</sup>  
928 ft<sup>2</sup>  
86.2 m<sup>2</sup>

(1) Excluding balconies and terraces

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**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

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