

Park Row



Moor Lane, Sherburn In Elmet, Leeds, LS25 6DZ

Offers In Excess Of £375,000



DETACHED BUNGALOWNO ONWARD CHAIN**BEAUTIFULLY PRESENTED THROUGHOUT**FOUR BEDROOMS**TWO RECEPTION ROOMS**DOWNSTAIRS BATHROOM**ENCLOSED REAR GARDEN**PARKING****

Nestled on Moor Lane in the charming village of Sherburn In Elmet, this beautifully presented detached dormer bungalow offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The downstairs bathroom adds convenience, making daily routines effortless. The enclosed rear garden is a delightful feature, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or quiet evenings under the stars. Additionally, the property benefits from off-road parking, ensuring that you and your guests have easy access. This bungalow is not only a comfortable residence but also a wonderful opportunity to enjoy the peaceful lifestyle that Sherburn In Elmet has to offer. With its close-knit community and local amenities, you will find everything you need within easy reach.

In summary, this detached dormer bungalow on Moor Lane is a rare find, combining modern living with the charm of village life. Don't miss the chance to make this lovely 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

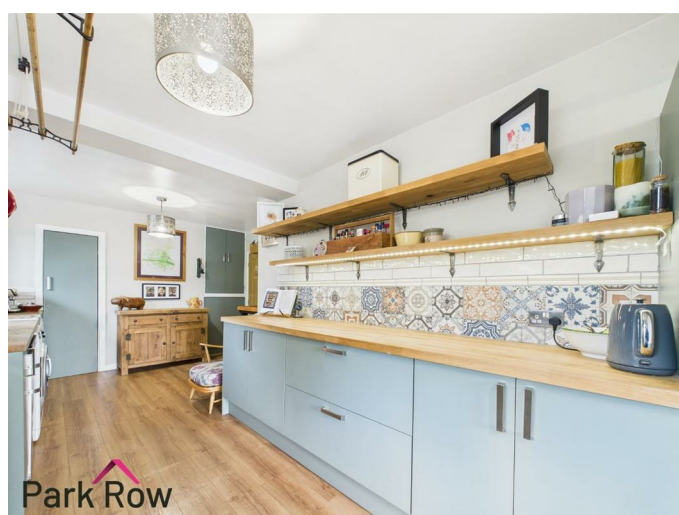
Enter through a white double glazed entrance door with a glass panel insert within which leads into;

KITCHEN

26'3" x 8'9" (8.02 x 2.69)



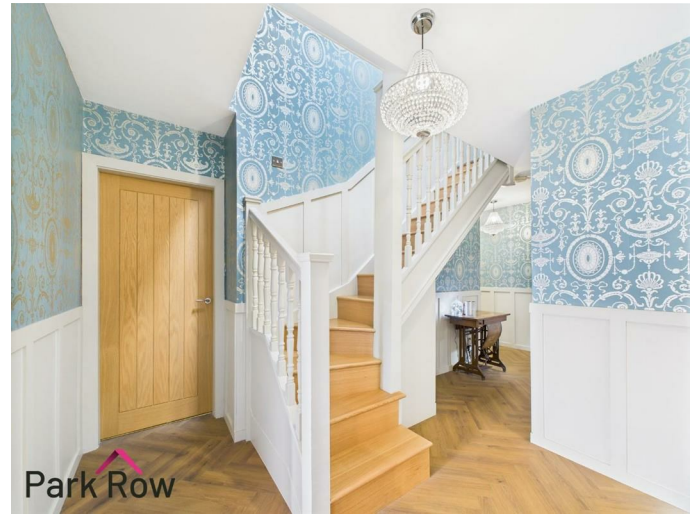
Double glazed window to the front elevation, two Velux windows to the ceiling, two further double glazed windows to the side elevations, reed green Howdens base units with wooden worktops above, tiled splashback, breakfast bar with space for seating, Double Belfast sink set within the worktop with chrome taps over, space and plumbing for washing machine. an AGA with a built in extractor fan above, a built in cupboard with reed green doors plus space for storage, a further built in pantry with reed green doors and a new Oak internal door which leads into;



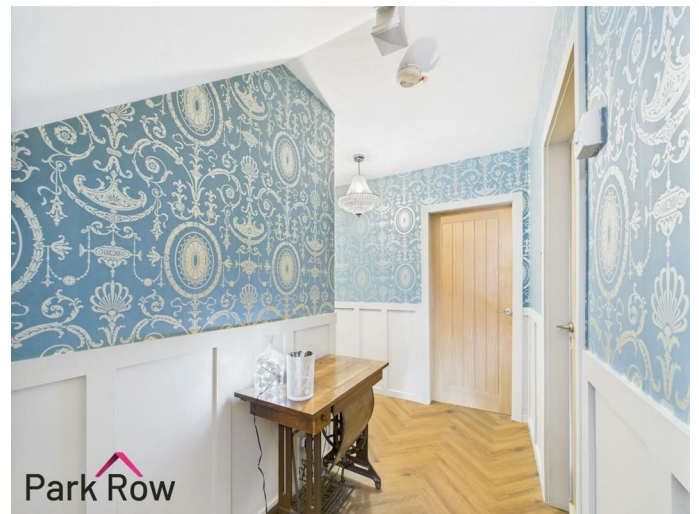


HALLWAY

(12'8" x 3'11") + (8'8" x 8'7") ((3.87 x 1.21) + (2.65 x 2.64))



Stairs which lead up to the first floor accommodation, LVT herringbone style flooring, cream wooden built in cupboards with storage space for coats/shoes/outdoor kit, an under-stairs cupboard with Hoover storage, cream wooden decorative panelling to the walls and a new Oak internal doors which leads into;

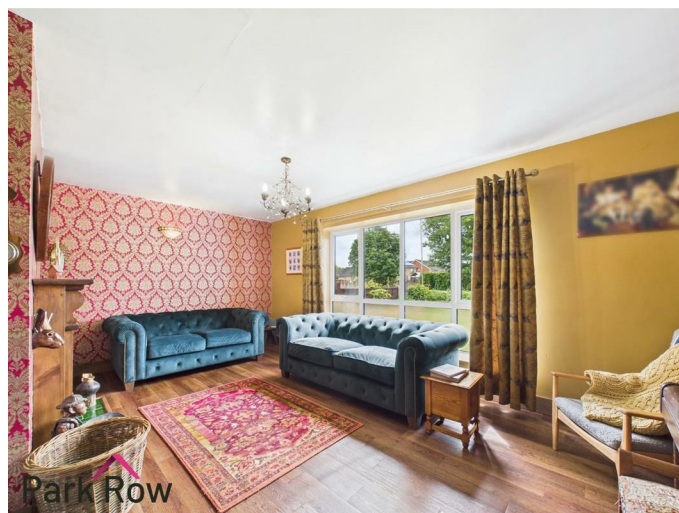


LOUNGE

19'0" x 11'11" (5.80 x 3.64)

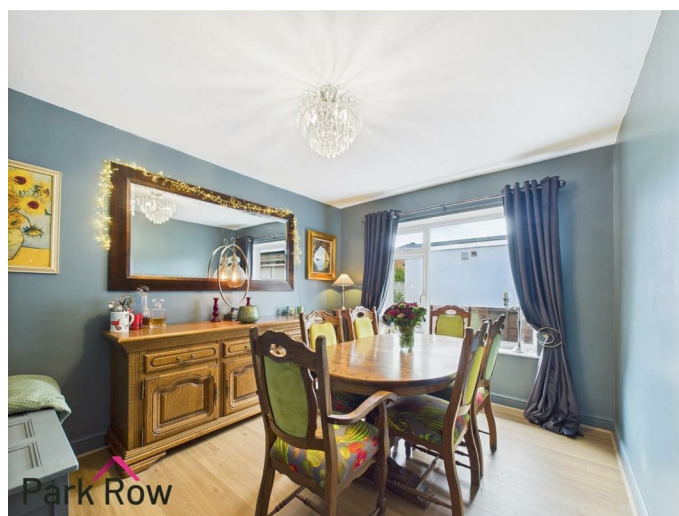


Double glazed window to the front elevation, an open fire set within an ornate cast-iron and wood fireplace with green tiling plus there are wall lighting pendants.



DINING ROOM

12'2" x 10'1" (3.72 x 3.08)



Double glazed window to the side elevation and space for an eight seater dining room table and chairs.

SNUG

11'4" x 8'7" (3.47 x 2.62)



Double glazed French doors with side glass panels to either side which lead out to the rear garden, LED spotlights to the ceiling and electrics for a wall mounted television.

BEDROOM ONE

11'10" x 11'4" (3.63 x 3.47)



Double glazed window to the rear elevation.



BEDROOM FOUR

11'11" x 8'10" (3.64 x 2.71)



Double glazed window to the rear elevation.

FAMILY BATHROOM

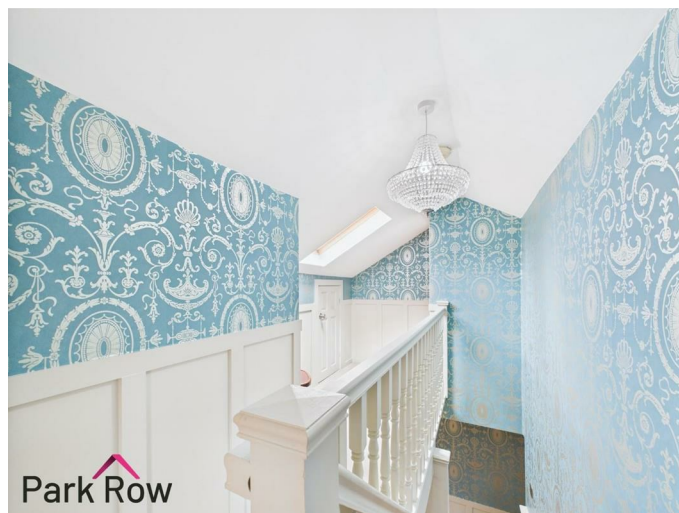


Obscure double glazed window to the side elevation and has a white suite comprising: A 1700 x 725mm Carron Status left hand curved bath with a 1700mm Carron Status front bath panel plus a chrome pop-up bath waste and a 875mm Kudos Inspire 2 panel in fold right hand bath screen, a Aqualisa Quartz Blue digital dual shower and bath filler which is above the bath, close coupled w/c, handbasin with chrome taps over and built in vanity unit below, chrome heated towel rail, spotlights to the ceiling and is fully tiled around the bath and half tiled to remaining walls.



FIRST FLOOR ACCOMMODATION

LANDING



A double glazed Velux window to the ceiling, cream wooden decorative panelling to the walls and new Oak internal doors which lead into;

BEDROOM TWO

15'7" x 10'1" (4.76 x 3.09)



Two Velux windows to either side of the ceiling and a new Oak internal door which leads into;



EN-SUITE

7'4" x 4'6" (2.25 x 1.39)

BEDROOM THREE

15'5" x 8'11" (4.72 x 2.72)



A Velux window to the ceiling and a white suite comprising; a close coupled w/c, a hand basin set within a grey unit with chrome taps over, a fully tiled walk in shower, a cupboard door with leads into eaves storage and LED lights to the ceiling.

Two Velux windows to either side of the ceiling, a double glazed window to the rear elevation and a cupboard door which leads into eaves storage.

EXTERIOR

FRONT

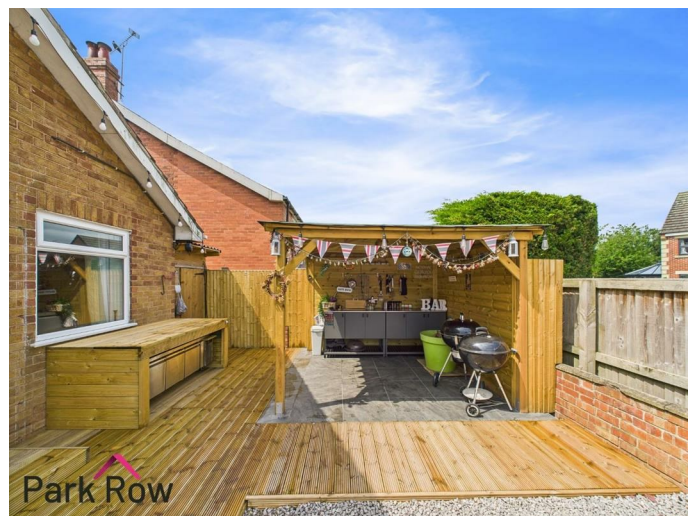


To the front of the property is a gravelled driveway with space for parking, a gravelled footpath leads to the front entrance door and continues down the side of the property, perimeter brick built wall to the left hand side, perimeter wooden fencing to the right hand side and the rest is mainly lawns with raised borders filled with plants and shrubs



REAR

Accessed via the double doors in the snug where you will step out onto; a wooden decked area with space for seating which spans across the full width of the property, decorative stone area with space for a firepit, a paved patio area under a pergola with space for an outdoor kitchen plus there is perimeter wooden fencing to all three sides.





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: 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.



TENURE AND COUNCIL TAX

Tenure: Freehold



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.





Park Row

Approximate total area^m
1156 ft²
107.3 m²

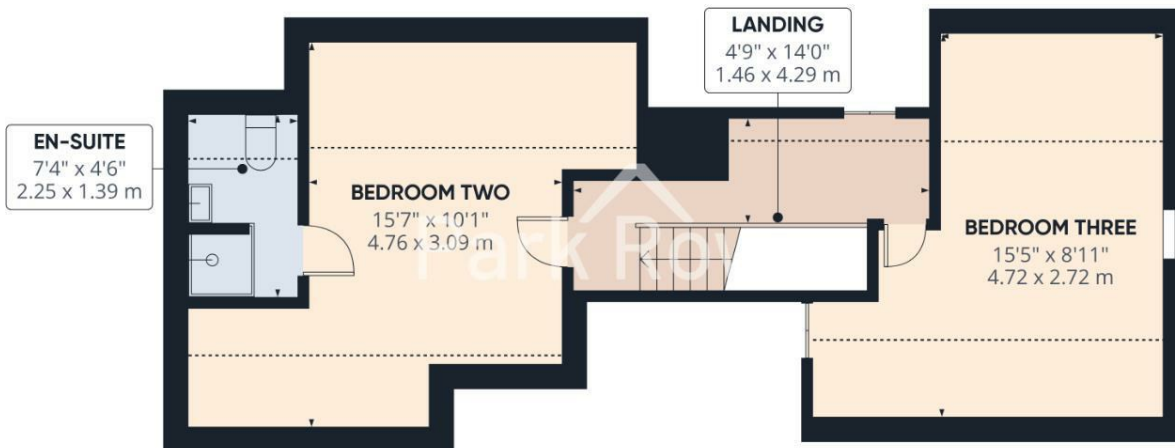
Reduced headroom
6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Approximate total area⁽¹⁾

443 ft²

41.2 m²

Reduced headroom

182 ft²

16.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 1



Floor 0



Floor 1

Park Row

Approximate total area¹⁹
1599 ft²
148.5 m²

Reduced headroom
188 ft²
17.5 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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