

Park Row

The proactive estate agent



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

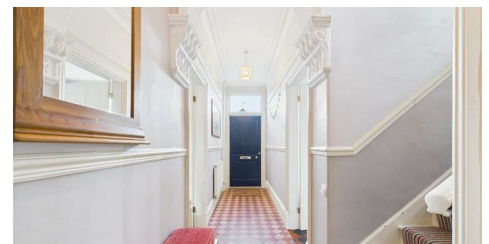
Offers In Excess Of £450,000



STUNNING VICTORIAN PROPERTY**HIGH CEILINGS**FOUR BEDROOMS**DOWNSTAIRS ENSUITE**DOWNSTAIRS W/C**UTILITY**TWO RECEPTION ROOMS**PLENTY OF OFF STREET PARKING**OUTBUILDING WHICH HAS GREAT POTENTIAL**BEAUTIFULLY PRESENTED THROUGHOUT**

Nestled on Moor Lane in the charming village of Sherburn In Elmet, this stunning Victorian semi-detached house offers a perfect blend of classic elegance and modern convenience. Spanning an impressive 2,526 square feet, this property boasts high ceilings that enhance the sense of space and light throughout. The home features four generously sized bedrooms, providing ample accommodation for families or those seeking extra space. The downstairs bedroom benefits from a convenient ensuite, while an additional downstairs W/C adds to the practicality of the layout. The two reception rooms are ideal for both entertaining guests and enjoying quiet family time, making this home versatile for various lifestyles. The property also includes a utility room, ensuring that household chores are kept out of sight and adding to the overall functionality of the home. Outside, you will find plenty of off-street parking, a valuable asset in today's busy world. Additionally, there is an outbuilding that presents exciting potential for those with a vision, whether it be for a home office, studio, or additional storage, subject to the correct planning permissions. This Victorian gem is not just a house; it is a place where memories can be made. With its charming features and spacious layout, it is a must-see for anyone looking to settle in this delightful area. Do not miss the opportunity to view this exceptional property; it truly is a rare find in the market.

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 black composite door with single glazed window above which leads into:

ENTRANCE HALLWAY

4'0" x 18'10"



Lovely high ceiling, central heating radiator, Victorian style floor tiling, stairs which lead up to the first floor accommodation and internal doors which lead into;



LOUNGE

13'6" x 24'4"



Double glazed sash bay window to front elevation, two central heating radiators, log burner set within a brick fireplace with a slate hearth, further open fireplace in a brick surround and a double glazed bi-fold door which leads out to the rear garden.



DINING ROOM
13'11" x 12'0"



Double glazed sash window to the front elevation, Victorian tiled flooring, central heating radiator, decorative feature fireplace and an open doorway which leads into:



KITCHEN
13'9" x 13'8"



Double glazed sash window to the front elevation, apex roof with glass panels within, wall and base units in a white gloss finish with stainless steel handles and under lighting, roll edge worktops, glass splashback, stainless steel drainer sink with chrome mixer tap over, halogen hob with built in extractor over and glass splashback and two built in electric ovens below, space and plumbing for a dishwasher, island with space for seating and storage cupboards, spotlights to the ceiling, tiled flooring and an open doorway which leads into:





UTILITY ROOM
13'7" x 6'2"



Double glazed sash windows to the rear and side elevations. base units and worktop to match the kitchen, a stainless steel sink with chrome mix tap over, space and plumbing for a washing machine and space for a tumble dryer, space for a freestanding fridge/freezer, two built in storage cupboards, tiled flooring and a double glazed external door with glass panel inserts which leads out to the rear garden.

DOWNSTAIRS W/C
3'7" x 5'0"



Includes a white suite comprising: close coupled w/c, handbasin with tiled splashback and vanity unit below plus a central heating radiator.

BEDROOM FOUR/PLAYROOM
10'7" x 11'11"



Double glazed sash window to the rear elevation, central heating radiator and a door which leads into:

ENSUITE

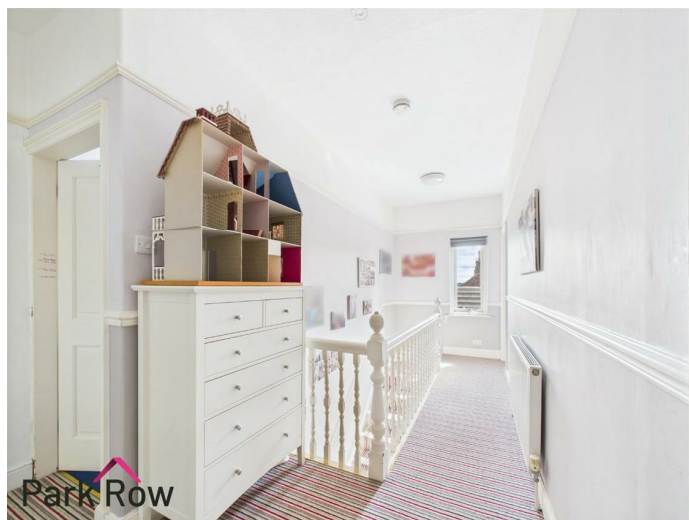
2'10" x 11'0"



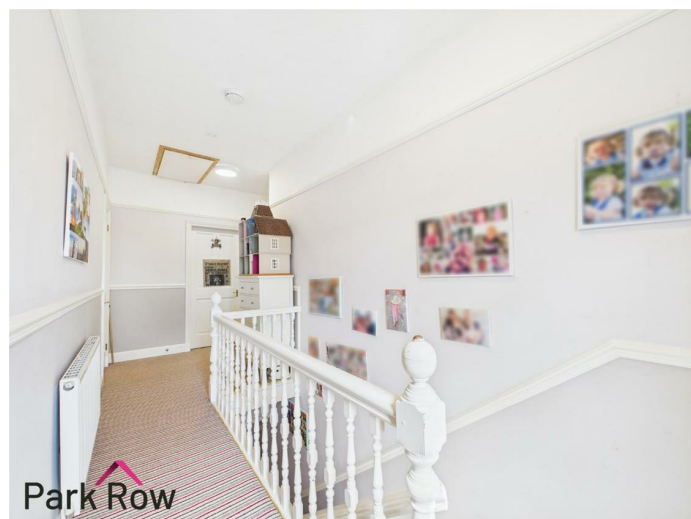
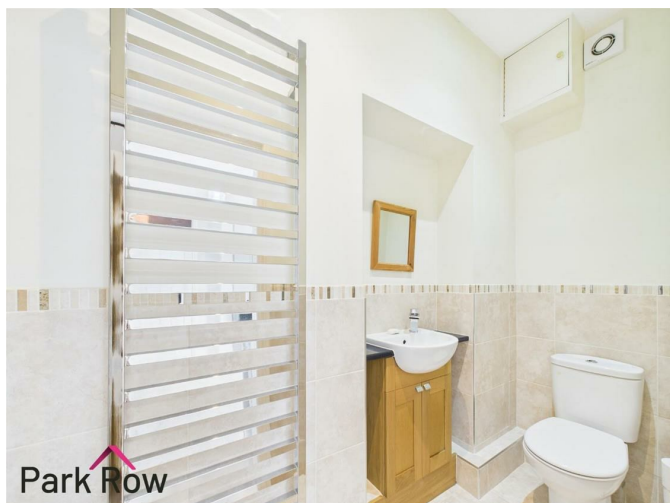
Includes a white suite comprising: shower cubicle with mains shower with glass shower screen, close coupled w/c, handbasin built within a vanity unit with space for storage below, chrome heated towel rail, spotlights to the ceiling, fully tiled within the shower cubicle and half tiled to remaining walls and plus fully tiled flooring.

LANDING

18'2" x 6'0"



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



FIRST FLOOR ACCOMMODATION



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BEDROOM ONE
13'11" x 11'11"



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

BEDROOM TWO
13'5" x 11'11"



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



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BEDROOM THREE
13'5" x 11'9"

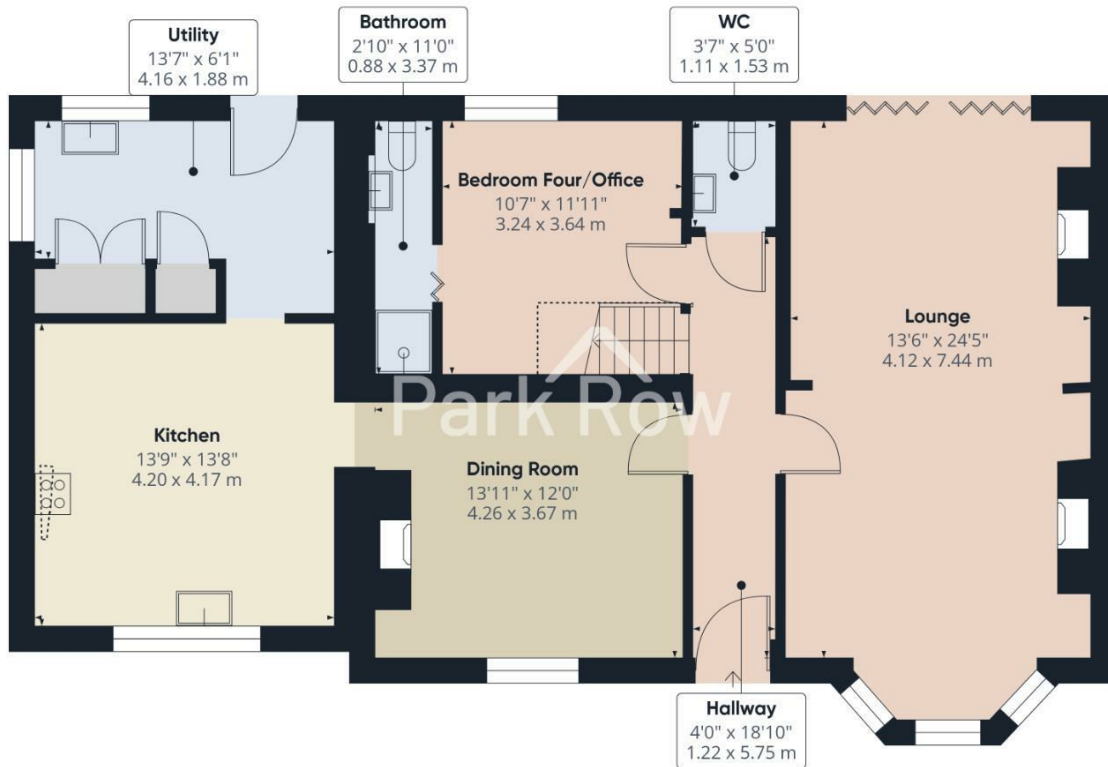


Double glazed sash window to the front elevation, central heating radiator and a door which leads into:



WALK IN WARDROBE

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



Park Row

Approximate total area⁽¹⁾

1052 ft²

97.9 m²

Reduced headroom

20 ft²

1.9 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

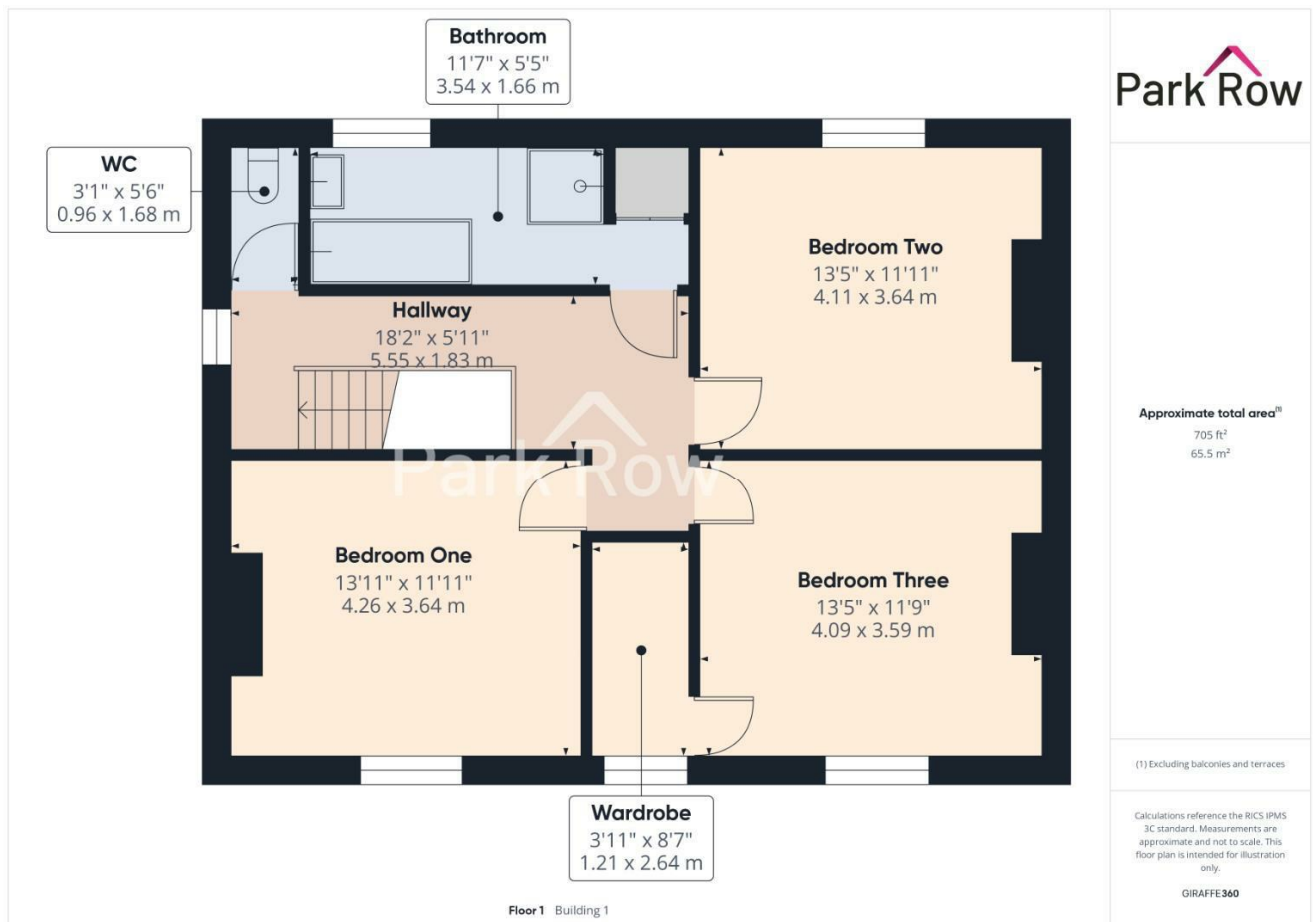
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

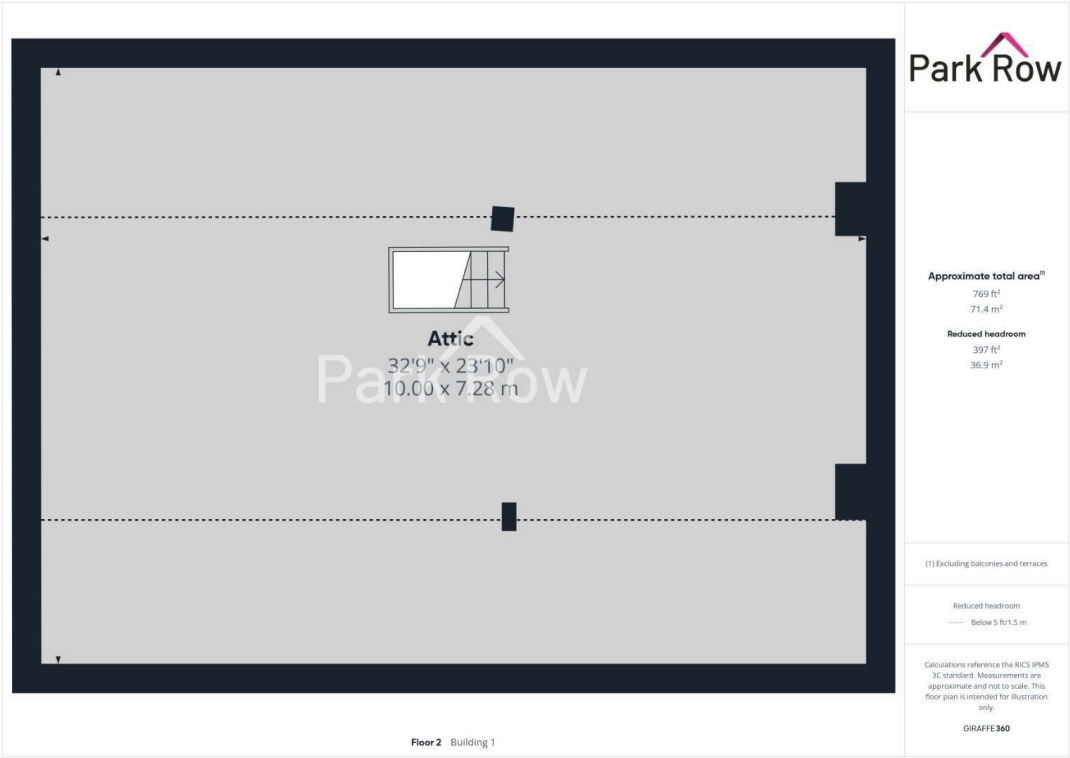
GIRAFFE 360

Floor 0 Building 1



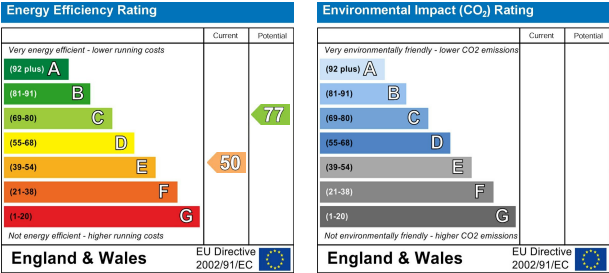
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