

# Park Row

The proactive estate agent



## Ringlet Way, Sherburn In Elmet, Leeds, LS25 6GN

Offers In Excess Of £350,000



**\*\*DETACHED HOUSE\*\*FOUR BEDROOMS\*\*ENCLOSED REAR GARDEN\*\*DETACHED GARAGE\*\*OFF STREET PARKING\*\*BEAUTIFULLY PRESENTED\*\*IDEAL FOR FAMILIES\*\*EV CAR CHARGER\*\***

Nestled in the desirable Hodgsons Gate estate in Sherburn In Elmet, Leeds, this charming four-bedroom detached family home offers a perfect blend of modern living and comfort. Spanning an impressive 1,203 square feet, the property boasts a well-thought-out layout that caters to the needs of contemporary family life.

Upon entering, you are greeted by a spacious open-plan kitchen and dining area, ideal for family gatherings and entertaining guests. The kitchen is designed with functionality in mind, providing ample space for culinary creations. The adjoining lounge features double doors that seamlessly connect to the enclosed rear garden, allowing for a delightful indoor-outdoor flow. This garden space is perfect for children to play or for hosting summer barbecues.

In addition to the main living areas, the home includes a snug or playroom, offering a versatile space that can be tailored to your family's needs. The convenience of a utility room and a downstairs w/c enhances the practicality of the home. The master bedroom benefits from an en-suite bathroom, providing a private retreat for relaxation.

With parking available for a couple of vehicles, including a detached garage, this property ensures that you will never be short of space for your vehicles. The small front garden adds to the home's curb appeal, creating a welcoming entrance.

This delightful family home is not only well-appointed but also situated in a community-oriented area, making it an ideal choice for those seeking a peaceful yet connected lifestyle. Don't miss the opportunity to make this wonderful 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!**



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## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a black composite door with a double glazed glass panel within which leads into;

### ENTRANCE HALLWAY

14'9" x 6'5"



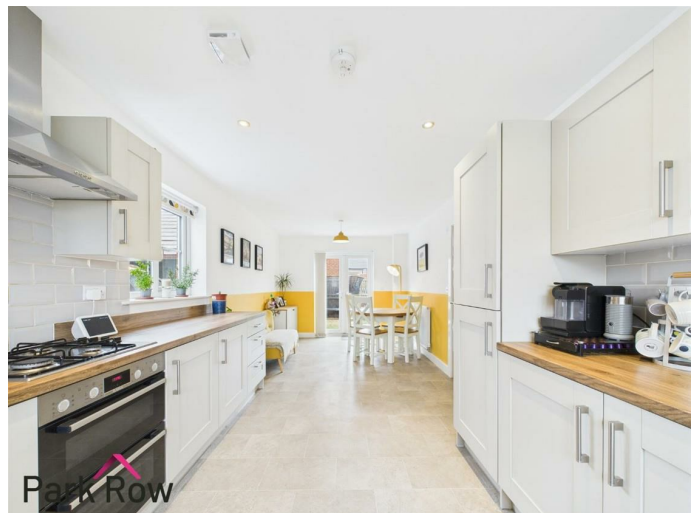
Herringbone flooring, stairs which lead up to the first floor accommodation, a central heating radiator and internal doors which lead into;

### KITCHEN/DINING ROOM

24'4" x 9'9"



Double glazed windows to the front and side elevation, white shaker-style wall and base units, square edge wood effect laminate worktop, built in oven, four ring gas hob with a built in extractor fan over and tiled splashback behind, integral dishwasher, integral fridge/freezer, one and a half stainless steel drainer sink with chrome taps over, tiled splashback surrounding, a central heating radiator, LED spotlights to the ceiling and double glazed double doors which lead out to the rear garden.





**LOUNGE**  
16'1" x 8'9"



Double glazed windows to the rear and side elevation, a central heating radiator and double glazed double doors which lead out to the rear elevation.



**SNUG/PLAYROOM**  
9'3" x 8'8"



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

**UTILITY ROOM**  
6'0" x 5'10"



White shaker-style wall and base units, square edge wood effect laminate worktop, space and plumbing for a washing machine, a central heating radiator and a door which leads into;

**DOWNSTAIRS W/C**  
5'4" x 3'0"



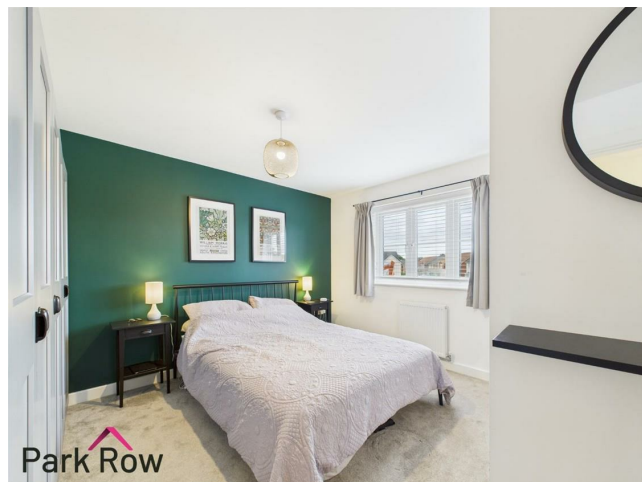
Includes; a close coupled w/c, a central heating radiator and a pedestal hand basin with chrome taps over plus tiled splashback.

**FIRST FLOOR ACCOMMODATION**

**LANDING**  
10'8" x 5'7"

Loft access, a door which leads into a storage cupboard, a central heating radiator and further doors which lead into;

**BEDROOM ONE**  
12'5" x 9'8"



A double glazed window to the front elevation, a central heating radiator and a door which leads into;



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**EN-SUITE**  
6'3" x 3'9"



An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a fully tiled walk in electric shower with a glass shower screen, half tiled to the remaining walls and a chrome towel radiator.

**BEDROOM TWO**  
12'0" x 9'9"



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

**BEDROOM THREE**  
11'7" x 8'8"



A double glazed window to the rear and side elevation plus a central heating radiator.

**BEDROOM FOUR**  
11'11" x 9'8"



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



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**FAMILY BATHROOM**  
7'2" x 5'7"



On obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above plus a glass shower screen, fully tiled around the bath and half tiled to the remaining walls plus a central heating radiator.

**EXTERIOR**  
**FRONT**



To the front of the property there is a paved pathway which leads to the entrance door, borders filled with mature bushes, a further border filled with decorative stones, a tarmac driveway with space for parking, access into the garage, EV Car Charger, a wooden pedestrian gate which leads to the rear garden and a storm porch over the entrance door.

**REAR**



Accessed via the gate at the front of the property or through both double doors in the lounge and kitchen/dining where you will step out onto; a paved area with space for seating which has a paved pathway leading to a further paved area with more space for seating, an area filled with decorative stone with space for a trampoline and playhouse, wooden planters filled with mature flowers, a brick built dwarf wall with fencing above to the rear and right hand side, the garage and wooden fencing to the left hand side and the rest is mainly lawn.



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#### **GARAGE**

Accessed via the up and over door from the driveway and is a great space for storage.

#### **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.

#### **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.

#### **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, Wed & Thurs - 9.00am to 5.30pm

Friday - 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

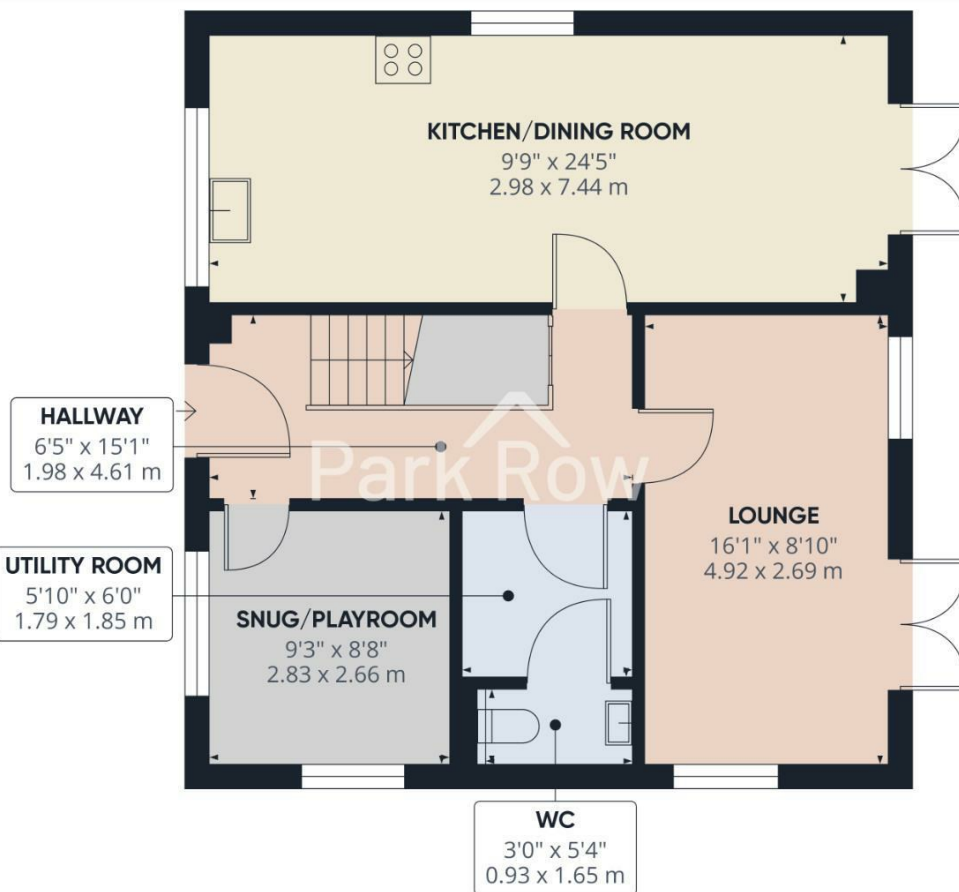
GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480



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Floor 0

  
**Park Row**

Approximate total area<sup>(1)</sup>  
626 ft<sup>2</sup>  
58.1 m<sup>2</sup>

(1) Excluding balconies and terraces

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

GIRAFFE 360

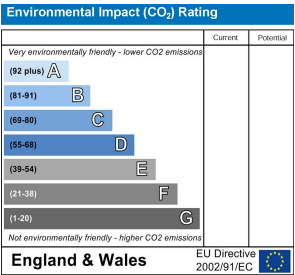
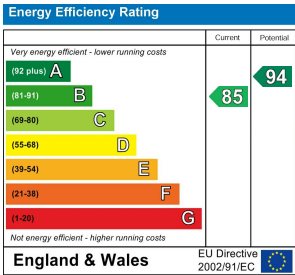




**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

**T** 01977 681122

**34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA**  
**sherburn@parkrow.co.uk**



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