

Park Row

The proactive estate agent



Egremont Place, Sherburn In Elmet, Leeds, LS25 6FY

Offers In Excess Of £325,000



****DETACHED FAMILY HOME**FOUR BEDROOMS**UTILITY**DOWNSTAIRS W/C**KITCHEN/DINER**ENSUITE TO BEDROOM ONE**GARAGE**PARKING**ENCLOSED REAR GARDEN**NO ONWARD CHAIN****

Nestled in the charming village of Sherburn In Elmet, Leeds, this delightful detached house on Egremont Place offers a perfect blend of comfort and modern living. Spanning an impressive 1,015 square feet, the property boasts four well-proportioned bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The property also features two bathrooms, catering to the needs of a busy household and enhancing convenience for all residents. A notable highlight of this residence is the utility room, which adds practicality to daily living, allowing for efficient laundry and storage solutions. The surrounding area is known for its community spirit and offers a range of local amenities, including shops, schools, and parks, making it an excellent choice for families. With its appealing features and prime location, this detached house on Egremont Place presents a wonderful opportunity for those looking to settle in a peaceful yet vibrant community. Do not 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!'



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white composite door with two glass panel inserts and a storm porch over which leads into:

ENTRANCE HALLWAY

4'6" x 4'11"

Stairs which lead up to the first floor accommodation, central heating radiator and an internal door which leads into:

LOUNGE

15'8" x 11'0"



Double glazed window to the front elevation, central heating radiator and double internal doors which lead into;

KITCHEN/DINER

10'4" x 18'4"

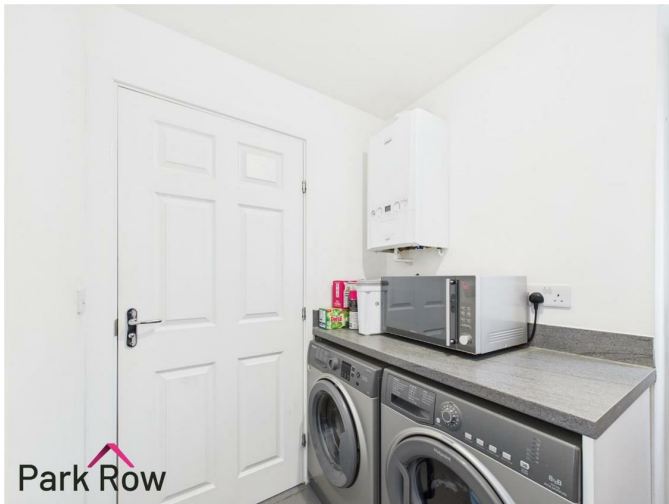


Double glazed window and double glazed double doors to rear elevation, central heating radiator, an internal door which leads into understairs storage cupboard, wall and base units in white gloss finish with stainless steel handles, roll edge laminate worktops, one and a half stainless steel sink with chrome taps over, integral fridge, integral freezer, free standing dishwasher, electric hob with extractor fan over and electric oven under, tiled flooring, space for dining table and chairs and a door which leads into;





UTILITY ROOM



Half glazed external door to the rear elevation, central heating radiator, space and plumbing for washing machine and dryer, roll edge laminate worktop above, central heating boiler and a door which leads into;

DOWNSTAIRS W/C



Obscure double glazed window to the rear elevation and a white suite comprising; close coupled w/c, corner hand basin with chrome taps over and a central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

6'3" x 6'10"

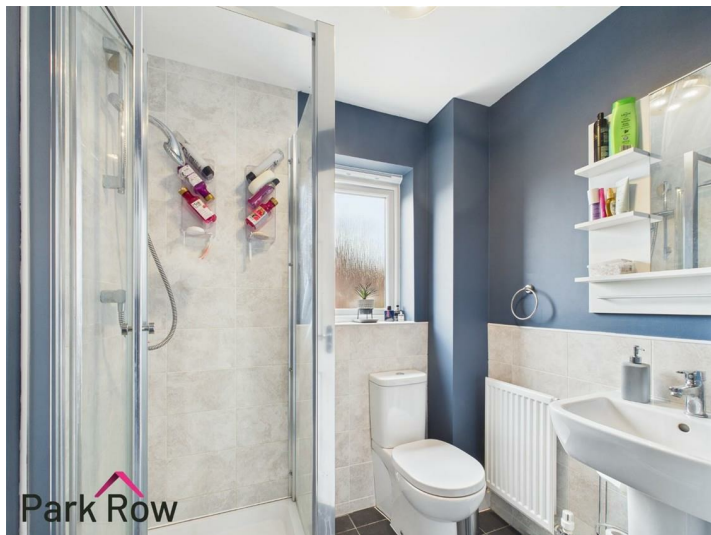
Loft access, an internal door which leads to a storage cupboard and further internal doors which lead into;

BEDROOM ONE 10'3" x 11'0"



Double glazed window to the front elevation, central heating radiator, a door which leads in storage cupboard, built in wardrobe with sliding mirrored doors and a further door which leads into;

ENSUITE 5'11" x 6'9"



Obscure double glazed window to the side elevation and a white suite comprising; square walk in shower, fully tiled with mains shower and concertina shower screen, close coupled w/c, pedestal hand basin with chrome tap over and tiled splash back and has a chrome heated towel rail.

BEDROOM TWO 12'2" x 9'3"



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

BEDROOM THREE 9'6" x 9'3"



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



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BEDROOM FOUR

9'7" x 7'2"



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

FAMILY BATHROOM

6'3" x 6'10"



Obscure double glazed window to the rear elevation and a white suite comprising; panelled bath with chrome tap over and mains shower above with glass shower screen, extractor fan to rear elevation, close coupled w/c, pedestal hand basin with chrome tap over, chrome heated towel rail, fully tiled around the bath/shower area and half tiled to remaining walls with tiled flooring.

EXTERIOR

FRONT



To the front of the property there is a tarmac driveway with parking for a couple of cars, grassed areas to either side, paved area outside entrance door, access into the garage and a pathway to the right of the property which gives access to the rear garden via a wooden access gate.

GARAGE

Accessed via and up and over door and has power and lighting.



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REAR



Accessed via the wooden pedestrian gate down the side of the property or the double doors in the kitchen/diner where you will step out onto: a paved area with space for seating, a paved footpath, with lawn to either side leads down to the bottom of the garden where you will find a composite deck area with further space for seating, a covered pagoda with space and electrics for a hot tub and has perimeter wooden fencing to all sides.



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.



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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 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.



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Floor 0

Park Row

Approximate total area⁽¹⁾
474 ft²
43.9 m²

(1) Excluding balconies and terraces

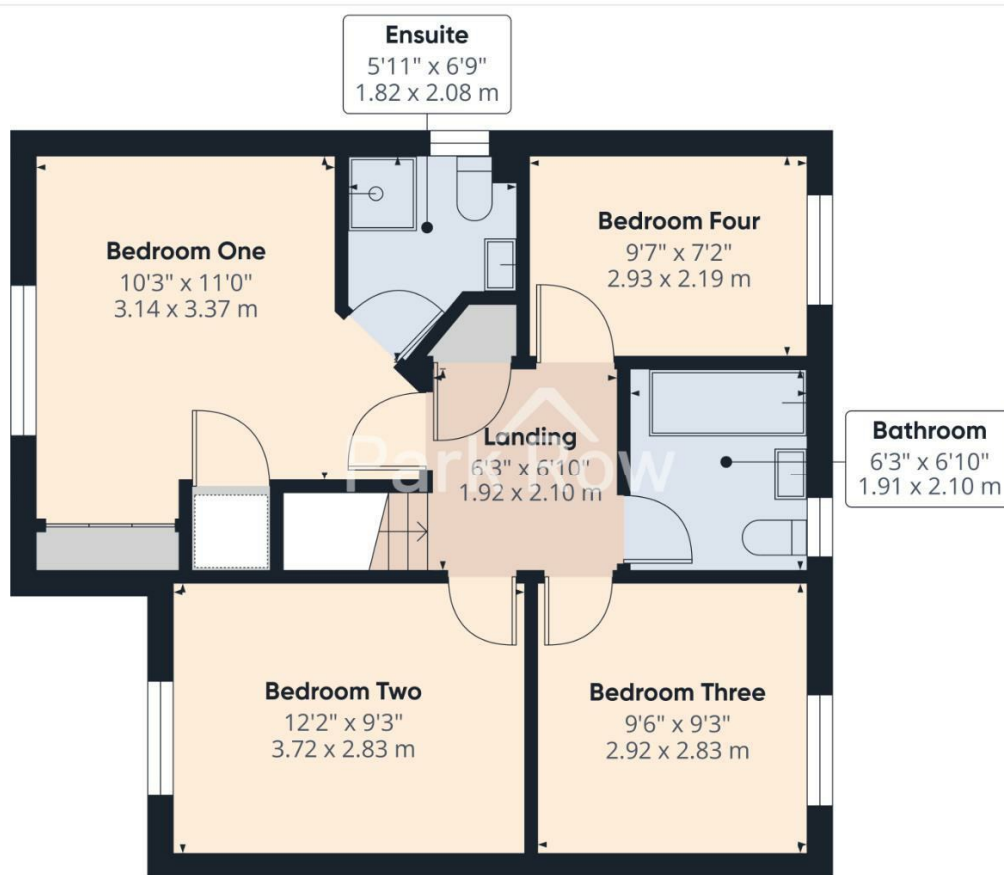
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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Floor 1

Park Row

Approximate total area⁽¹⁾
541 ft²
50.3 m²

(1) Excluding balconies and terraces

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Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



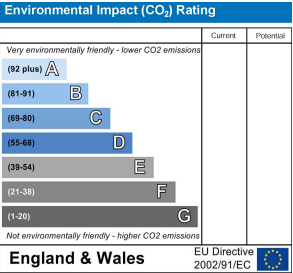
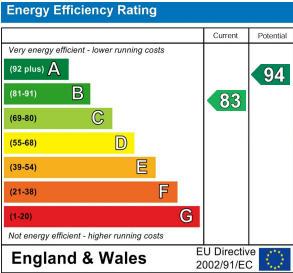
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