

Park Row



Eversley Mount, Sherburn In Elmet, Leeds, LS25 6AW

Offers In Excess Of £210,000



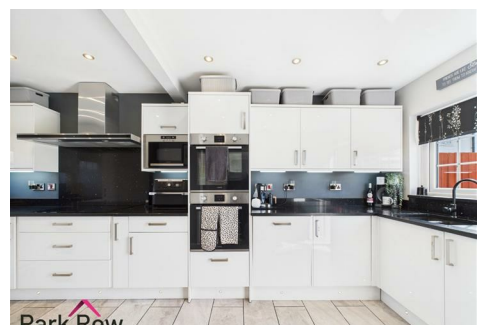
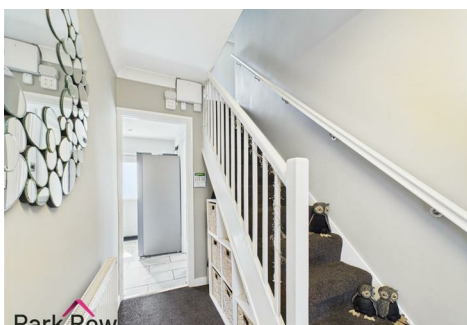
****MID-TERRACE**THREE BEDROOMS**PARKING**SPACIOUS REAR GARDEN**BEAUFULLY PRESENTED THROUGHOUT**PERFECT FOR FIRST TIME BUYERS****

Nestled in the charming area of Eversley Mount, Sherburn In Elmet, this delightful mid-terrace house presents an excellent opportunity for first-time buyers. With three well-proportioned bedrooms, this property offers ample space for a growing family or those seeking a comfortable home.

Upon entering, you will find a beautifully presented interior that exudes warmth and character. The reception room is a welcoming space, perfect for relaxation or entertaining guests. Notably, the lounge features sliding doors that open out to a well-established and spacious rear garden, providing a wonderful outdoor retreat for summer gatherings or quiet evenings under the stars. The property also benefits from driveway parking at the front, ensuring convenience for residents and visitors alike. The combination of a lovely garden and practical parking makes this home particularly appealing.

In summary, this property on Eversley Mount is not just a house; it is a place where memories can be made. With its attractive features and prime location, it is an ideal choice for those looking to step onto the property ladder in a friendly community. Do not miss the chance to view this charming 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!



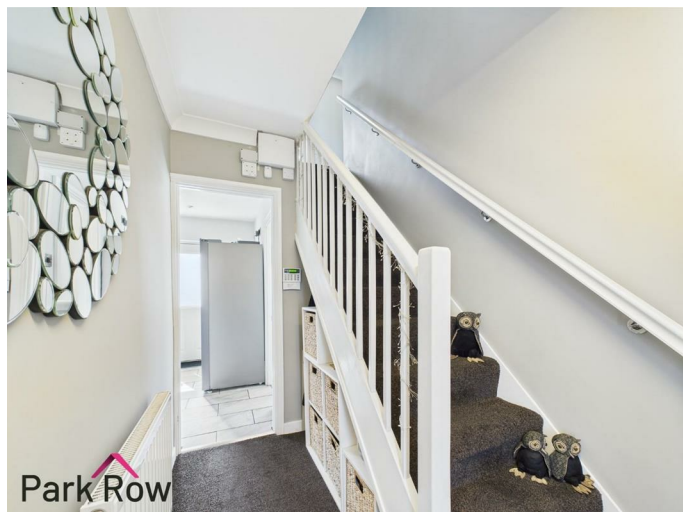
GROUND FLOOR ACCOMMODATION

ENTRANCE

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

ENTRANCE HALLWAY

8'11" x 5'8" (2.74 x 1.73)



Stairs which lead up to the first floor accommodation with a white wooden balustrade and spindles, central heating radiator and an internal door which leads into;

KITCHEN

18'1" x 6'11" (5.53 x 2.13)



Two double glazed windows to the front and rear elevation, white gloss wall and base units surrounding, granite square-edge worktops, integral washing machine, integral dishwasher, underfloor heating, integral wine cooler, integral dryer, integral microwave, five ring induction hob with a built in extractor fan over, integral double ovens, space for a freestanding double fridge/freezer, LED spotlights to the ceiling, one and a half sink set within the worktop with

chrome taps over, LED spotlights to the ceiling, a composite external door with a double glazed frosted glass panel within which leads out to the rear garden, central heating radiator and an internal door which leads into;

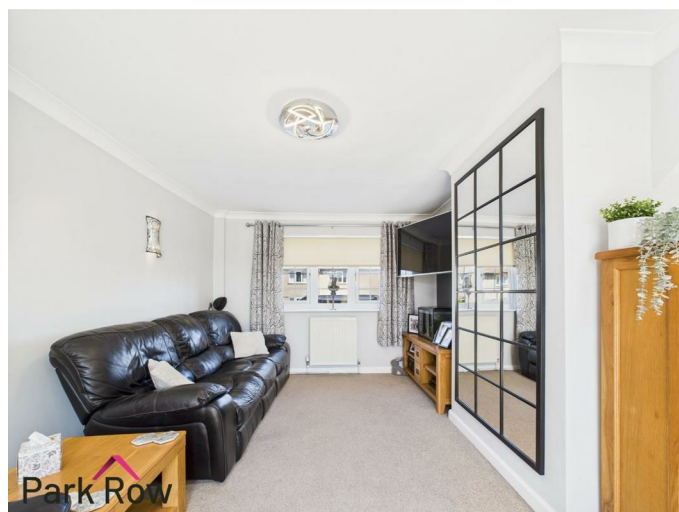
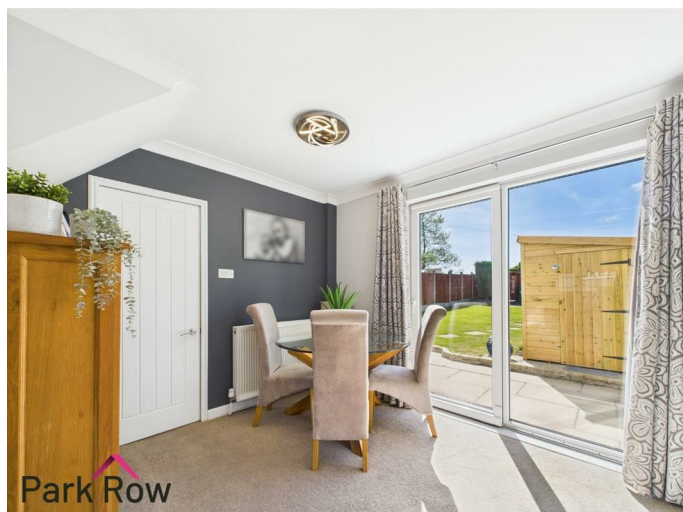


LOUNGE/DINING

18'3" x 14'2" (5.58 x 4.34)



A double glazed window to the front elevation, electrics for a wall mounted television, two central heating radiators, space for dining table and chairs and ha double glazed sliding doors which lead out to the rear garden.



FIRST FLOOR ACCOMMODATION

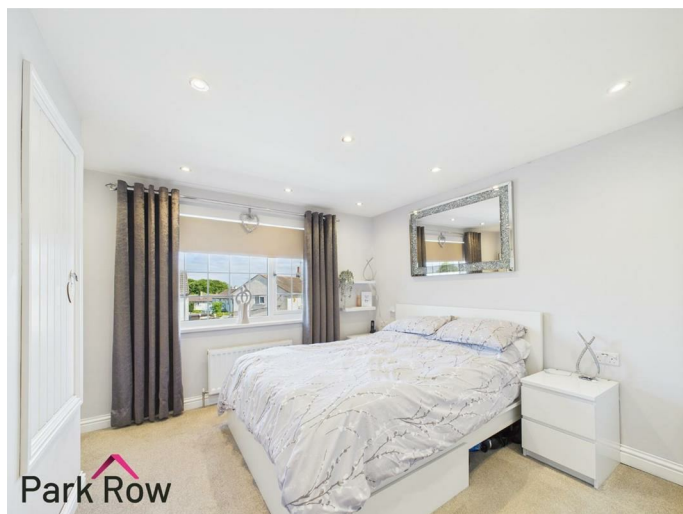
LANDING

10'3" x 2'9" (3.14 x 0.85)

A double glazed window to the rear elevation, loft access and internal doors which lead into;

BEDROOM ONE

12'6" x 9'10" (3.82 x 3.01)



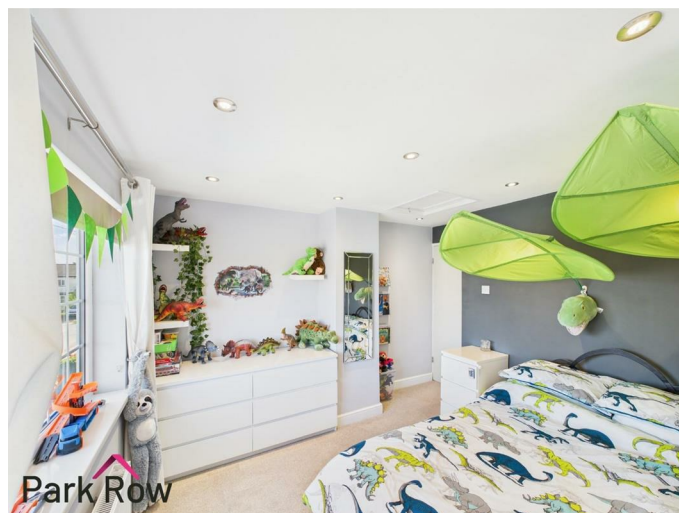
A double glazed window to the front elevation, central heating radiator and a door which leads into an over-stairs storage cupboard.

BEDROOM TWO

11'0" x 10'2" (3.37 x 3.12)



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



BEDROOM THREE

8'5" x 7'7" (2.57 x 2.33)

A double glazed window to the rear elevation, central heating radiator and a door which leads into a storage cupboard.

BATHROOM

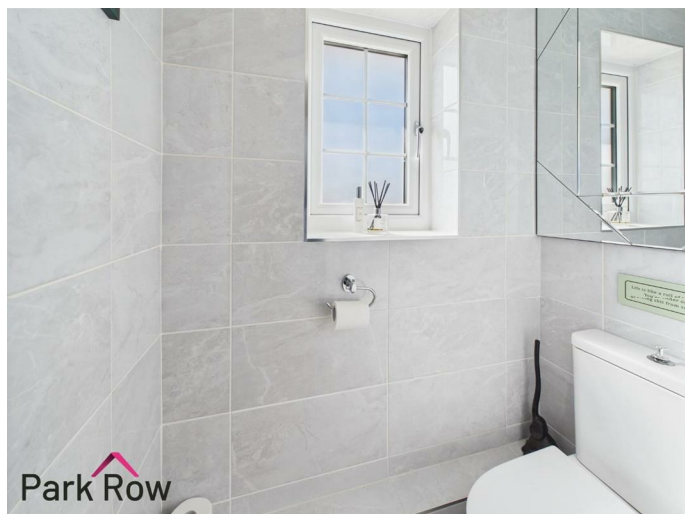
5'6" x 5'1" (1.68 x 1.57)



An obscure double glazed window to the rear elevation and includes; a panel bath with chrome taps over and an electric shower above plus a glass shower screen, pedestal hand basin with chrome taps over, chrome towel radiator, LED spotlights to the ceiling and is fully tiled floor to ceiling.

W/C

4'5" x 2'4" (1.35 x 0.73)



An obscure double glazed window to the rear elevation and includes; a close coupled w/c, LED spotlights to the ceiling and is fully tiled floor to ceiling.

EXTERIOR

FRONT



To the front of the property there is a paved driveway with space for parking, stone built steps up to the entrance door, stone built planter filled with mature shrubs, electric point, outdoor tap, perimeter stone dwarf wall with hedging above to each side and perimeter hedging to the front.

REAR



Accessed via pedestrian wooden gate at the bottom of the garden, the door in the kitchen or through the sliding door in the lounge/dining room where you will step out onto; a spacious paved area with space for outdoor seating, a paved pathway which leads down to the bottom of the garden where there is a further paved area, space and hardstanding for two outdoor sheds, perimeter wooden fencing to the left and rear sides, perimeter hedging to the right hand side and the rest is mainly lawn with various mature bushes and shrubs.





Local Authority: North Yorkshire Council
Tax Banding: A

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

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.

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

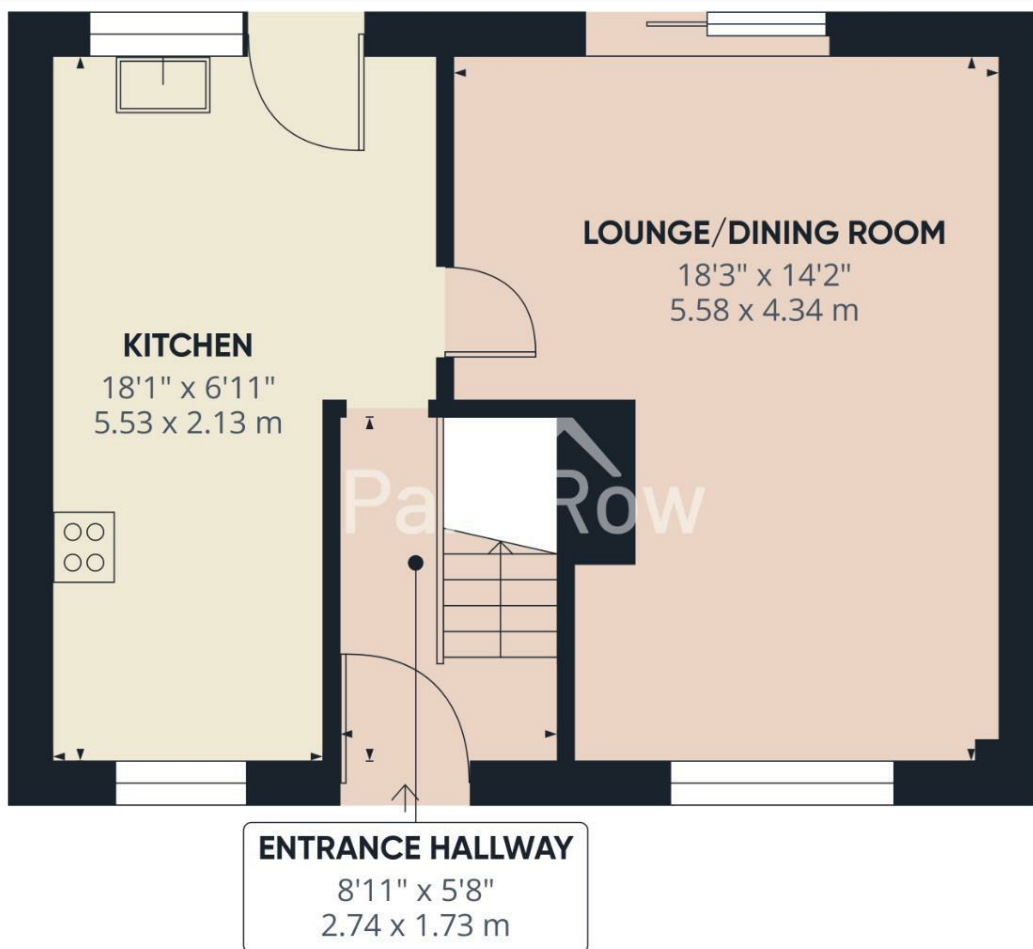
CASTLEFORD - 01977 558480

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.





Floor 0


Park Row

Approximate total area[®]
438 ft²
40.7 m²

(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.

GIRAFFE360

BATHROOM

5'6" x 5'1"
1.68 x 1.57 m

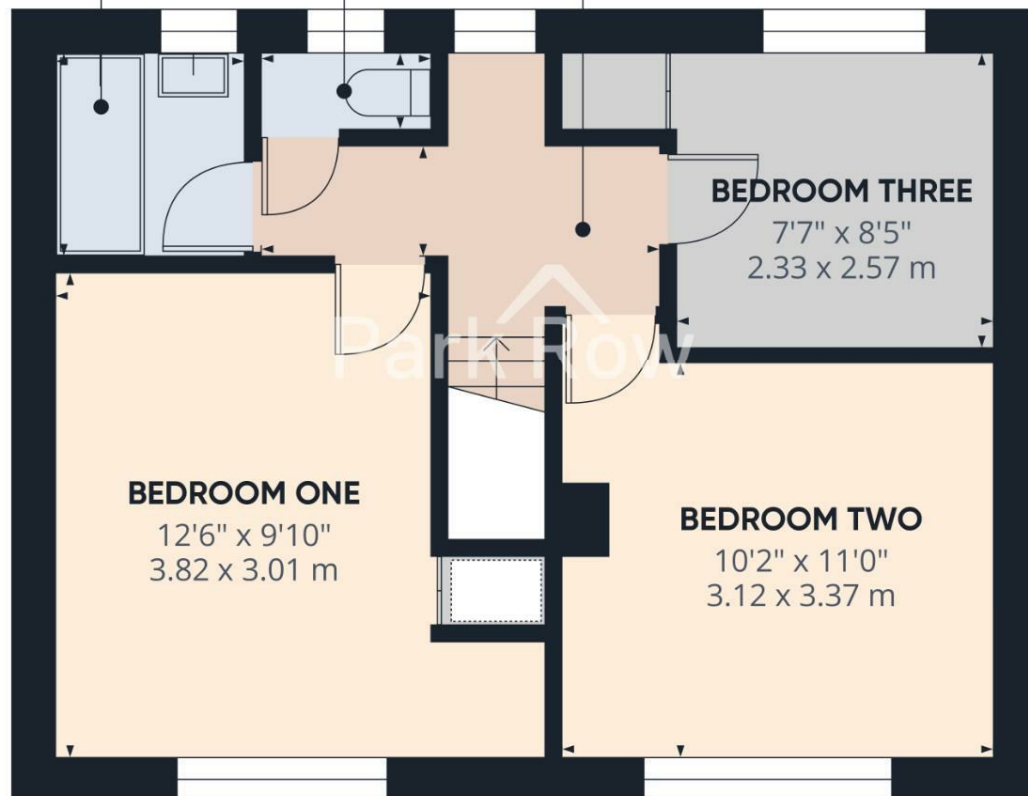
WC

2'4" x 4'5"
0.73 x 1.35 m

LANDING

2'9" x 10'3"
0.85 x 3.14 m


Park Row



Approximate total area⁽¹⁾
406 ft²
37.7 m²

(1) Excluding balconies and terraces

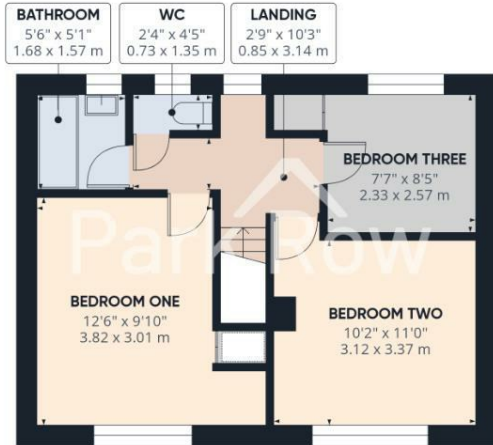
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

Floor 1



Floor 0



Floor 1

Park Row

Approximate total area²¹
844 ft²
78.4 m²

(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

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