

Park Row



Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

£375,000



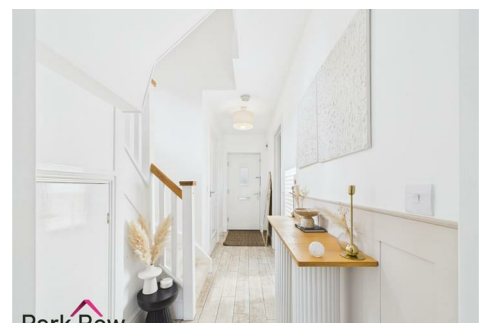
DETACHED HOUSE**FOUR BEDROOMS**ENSUITE TO MASTER**DOWNSTAIRS W/C**GARAGE & PARKING**SOUTH FACING ENCLOSED REAR GARDEN**SOLAR PANELS WHICH ARE OWNED**
Welcome to Bramley Park Avenue, Sherburn In Elmet, Leeds - a charming location for this stunning detached house with four bedrooms and two bathrooms.

As you step inside, you'll be greeted by a spacious reception room that is perfect for entertaining guests or simply relaxing with your family. The highlight of this property is the beautiful kitchen/dining/living area, where you can cook up a storm while still being part of the conversation with your loved ones.

The property boasts a downstairs W/C for convenience and an ensuite bathroom in the master bedroom for added luxury. With a garage included, you'll have plenty of space for storage or to keep your vehicle safe from the elements.

Throughout the house, you'll find that it has been meticulously maintained and is simply gorgeous. The four bedrooms offer ample space for a growing family or for those who enjoy having a home office or guest rooms.

Don't miss out on the opportunity to make this detached house in Bramley Park Avenue your new home. Book a viewing today and experience the charm and comfort this property has to offer. VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



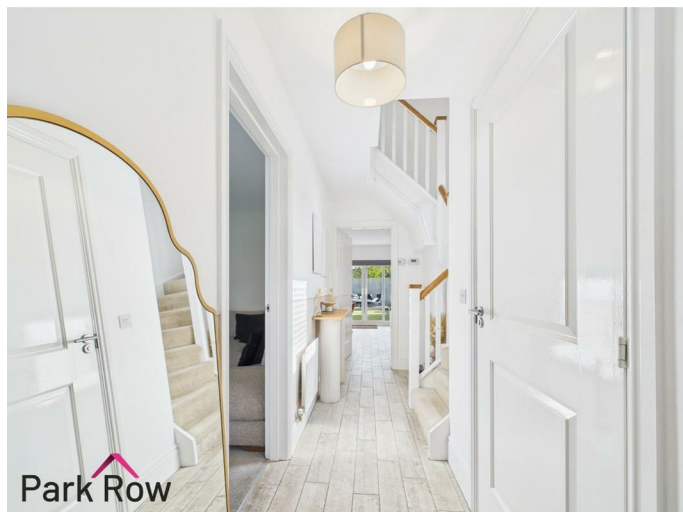
GROUND FLOOR ACCOMMODATION

ENTRANCE

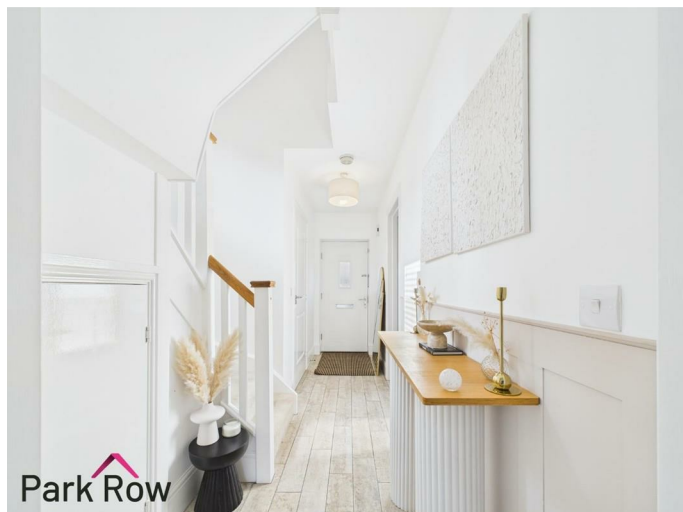
Enter through a sage green composite door with a storm porch over which leads into:

ENTRANCE HALLWAY

14'8" x 4'5" (4.49 x 1.35)



Stairs with a wooden balustrade and spindles which lead to the first floor accommodation, central heating radiator, panelled wall and has internal doors which lead into;



DOWNSTAIRS W/C

7'1" x 3'5" (2.18 x 1.06)



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, corner handbasin with chrome taps over, central heating radiator and spotlights to the ceiling.

LOUNGE

16'7" x 11'4" (5.07 x 3.46)



Double glazed window to the front elevation, central heating radiator and broadband point.



OPEN PLAN KITCHEN/DINING ROOM
19'3" x 12'9" (5.88 x 3.89)

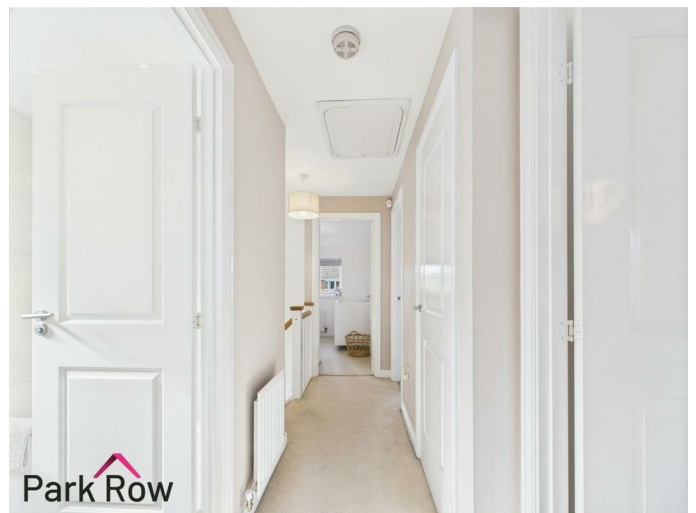


FIRST FLOOR ACCOMMODATION



Double glazed window to the rear elevation, wall and base units in a white gloss finish with stainless steel handles, roll edge worktops, tiled splashback, four ring gas hob with extractor over, built in electric oven, one and half drainer stainless steel sink with chrome tap over, integral dishwasher, integral fridge/freezer, space for dining table and chairs, space for sofa with television point to the wall and double glazed patio doors which lead to the rear elevation.

LANDING
11'8" x 3'0" (3.57 x 0.93)



Internal doors which lead into;

BEDROOM ONE

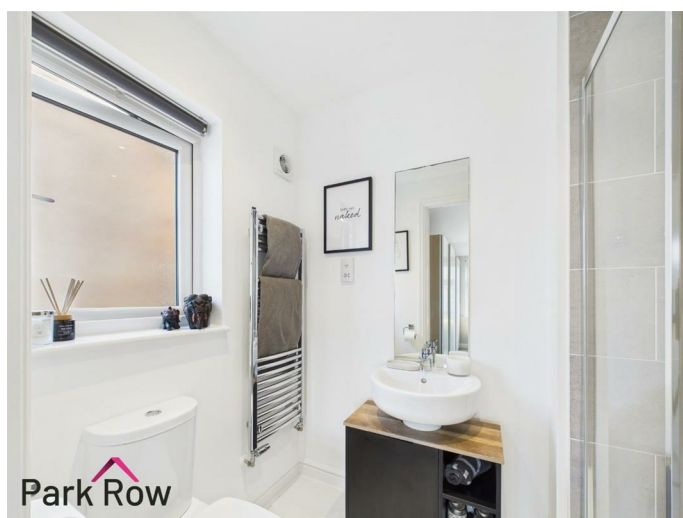
12'10" x 10'3" (3.92 x 3.14)



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

EN-SUITE

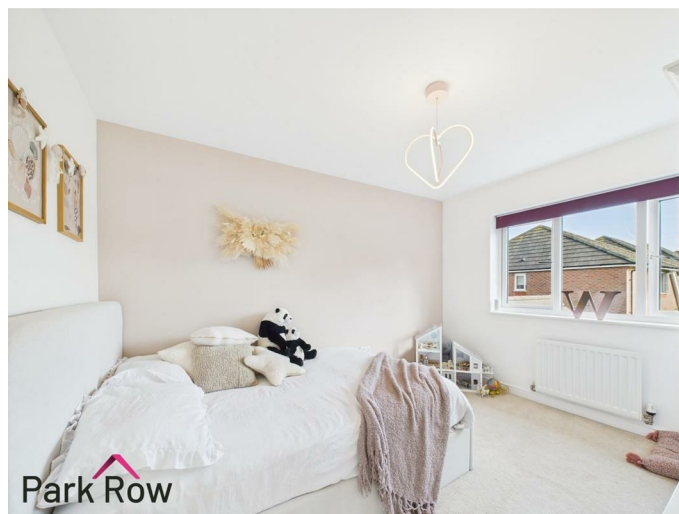
7'1" x 4'5" (2.17 x 1.37)



Obscure glass double glazed window to the side elevation and includes a white suite comprising: walk in shower with mains shower above and glass shower screen, close coupled w/c, floating handbasin with chrome tap over, chrome heated towel rail and is fully tiled around the shower area.

BEDROOM TWO

9'3" x 11'9" (2.83 x 3.59)



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

BEDROOM THREE

9'6" x 8'4" (2.92 x 2.56)



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

BEDROOM FOUR

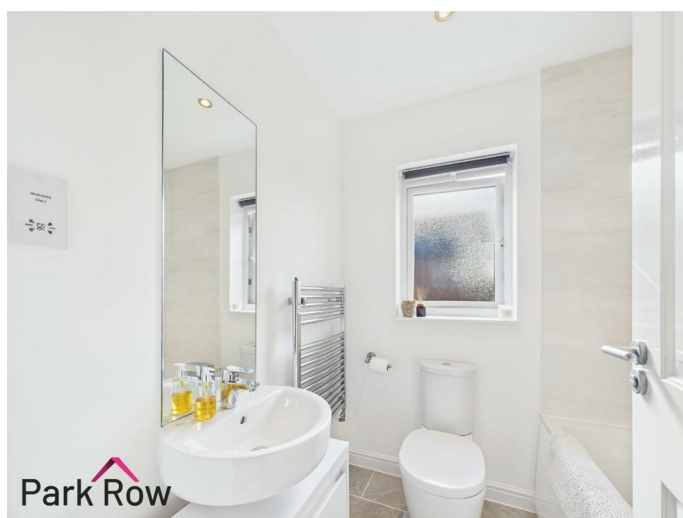
8'7" x 7'1" (2.63 x 2.17)



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

FAMILY BATHROOM

6'2" x 5'6" (1.88 x 1.69)



Obscure double glazed window to the side elevation and includes a white suite comprising: panel bath with chrome tap over, close couple w/c, handbasin with chrome tap over, chrome heated towel rail and is fully tiled around the bath area

EXTERIOR

FRONT



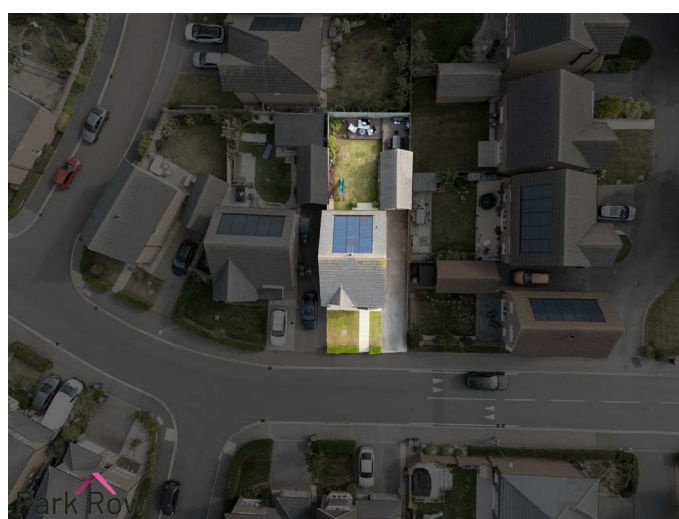
To the front of the property there is a paved pathway which leads to the entrance door, bushes to the front, borders filled with decorative stones, a tarmac driveway with space for parking for a couple of vehicles, access into the garage, a wooden pedestrian gate which leads into the rear garden and the rest is mainly laid to lawn.



REAR



Accessed via the gate front the front of the property or through the sliding doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, a wooden decked area with space for seating which leads to a further decked area with railings surrounding with more space for seating, borders filled with decorative stones, perimeter wooden fencing to all three sides and the rest is mainly laid to lawn.



GARAGE

Accessed via a sage green up and over door and includes; power, lighting 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.

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.

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.

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

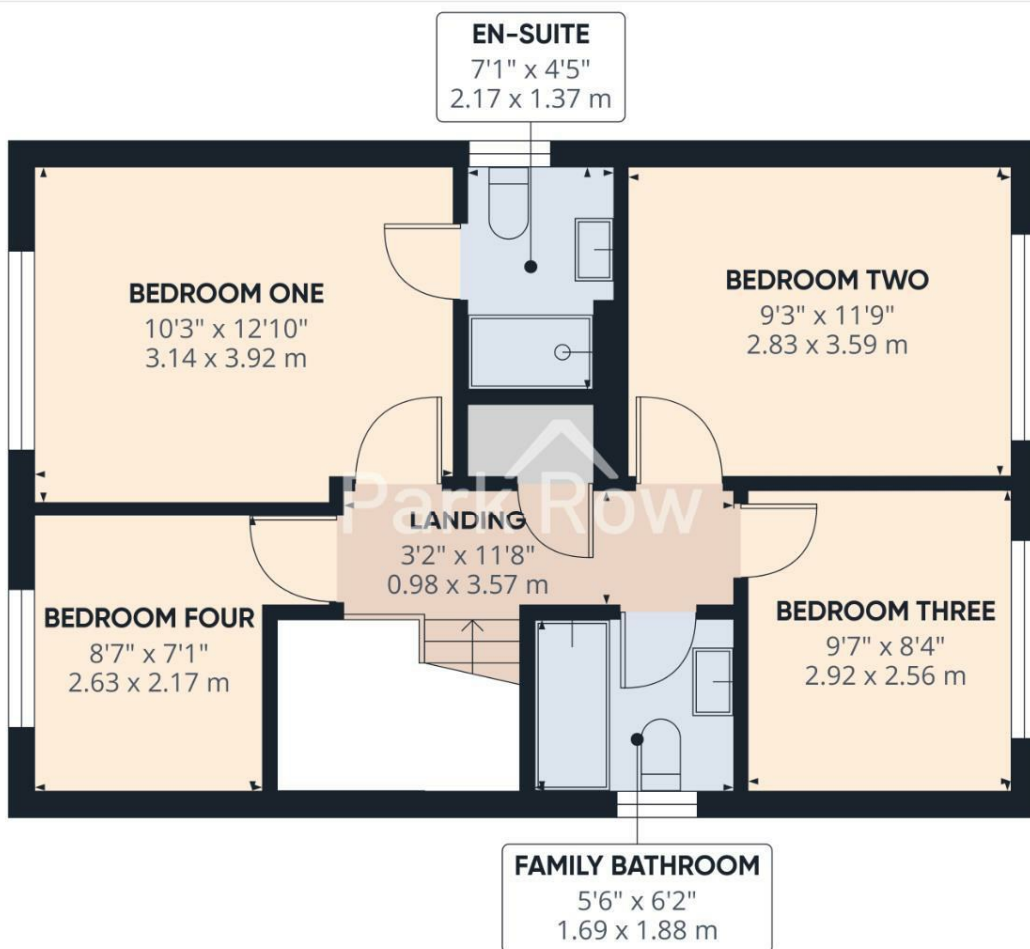
SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480





Floor 1


Park Row

Approximate total area⁽¹⁾
508 ft²
47.2 m²

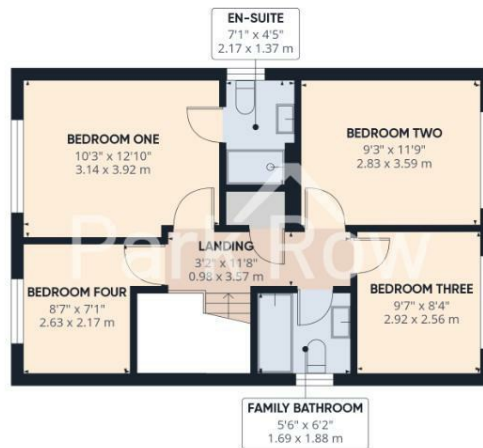
(1) Excluding balconies and terraces

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

GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area²¹
1070 ft²
99.4 m²

(1) Excluding balconies and terraces

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