

Park Row

The proactive estate agent



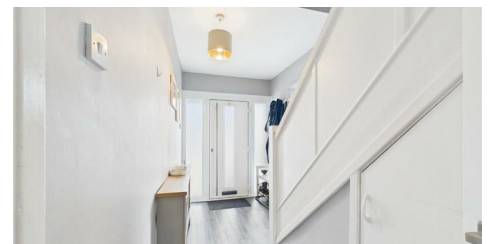
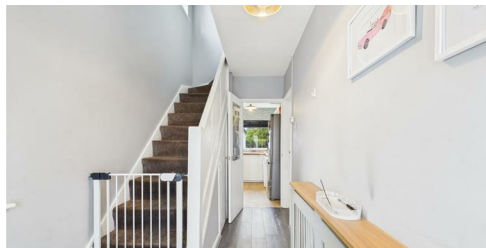
Wolsey Croft, Sherburn In Elmet, Leeds, LS25 6DR

Offers In Excess Of £250,000



****SEMI-DETACHED**THREE BEDROOMS**OFF STREET PARKING**GARAGE**ENCLOSED REAR GARDEN**PERFECT FOR FIRST TIME BUYERS****

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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INTRODUCTION

Welcome to this charming semi-detached house located in the desirable area of Wolsey Croft, Sherburn In Elmet, Leeds. This delightful property is an ideal choice for first-time buyers seeking a comfortable and inviting home.

The house boasts three well-proportioned bedrooms, providing ample space for family living or accommodating guests. The single reception room is a warm and welcoming area, perfect for relaxation or entertaining friends and family. The layout of the home is both practical and functional, ensuring that every corner is utilised effectively.

One of the standout features of this property is the off-street parking, which offers convenience and peace of mind. Additionally, the detached garage provides extra storage space or the potential for a workshop, catering to various needs.

The enclosed rear garden is a lovely outdoor space, ideal for enjoying the fresh air, gardening, or simply unwinding after a long day. It offers a safe environment for children to play and is perfect for hosting summer barbecues or gatherings.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it a fantastic choice for families or those looking to settle in a welcoming community.

In summary, this semi-detached house in Sherburn In Elmet presents an excellent opportunity for first-time buyers to secure a lovely home with great features. Don't miss the chance to make this property your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

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

ENTRANCE HALLWAY

13'8" x 6'0"



Two double glazed full height frosted glass windows to the front elevation, a double glazed frosted glass window to the side elevation, stairs which lead up to the first floor accommodation, a door which leads into an under-stairs storage cupboard, a central heating radiator and internal doors which lead into;



LOUNGE/DINING ROOM

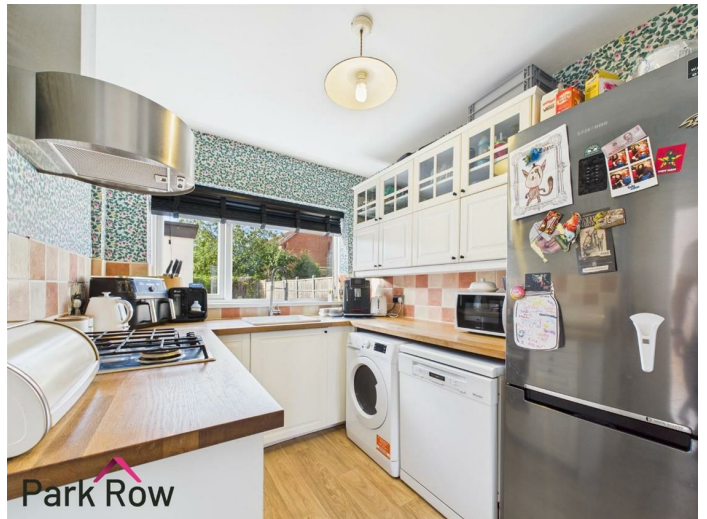
24'5" x 10'7"



A double glazed window to both front and rear elevations, a central heating radiator and an electric fire set within a marble hearth and a wooden surround fireplace,



KITCHEN 9'5" x 7'7"



A double glazed window to the rear elevation, white shaker style wall and base units surrounding, four ring gas hob with a built in extractor fan over, built in oven, space and plumbing for a washing machine and a dishwasher, oak worktops, white sink set within the worktop with chrome taps over, tiled splashback, space for a freestanding fridge/freezer, a door which leads into a storage cupboard and a composite door with a double glazed frosted glass panel within which leads out to the side of the property.

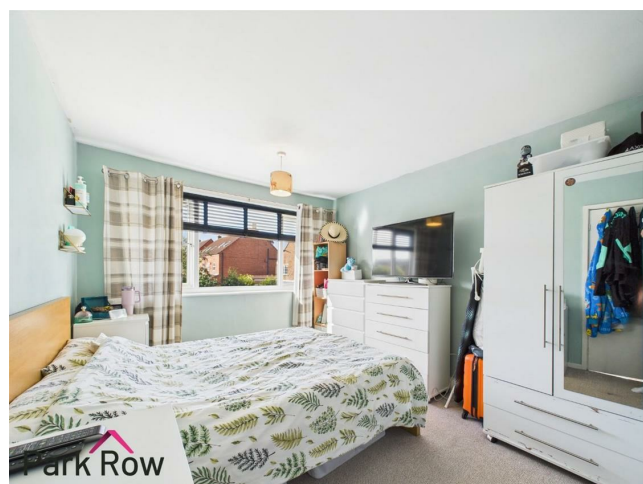
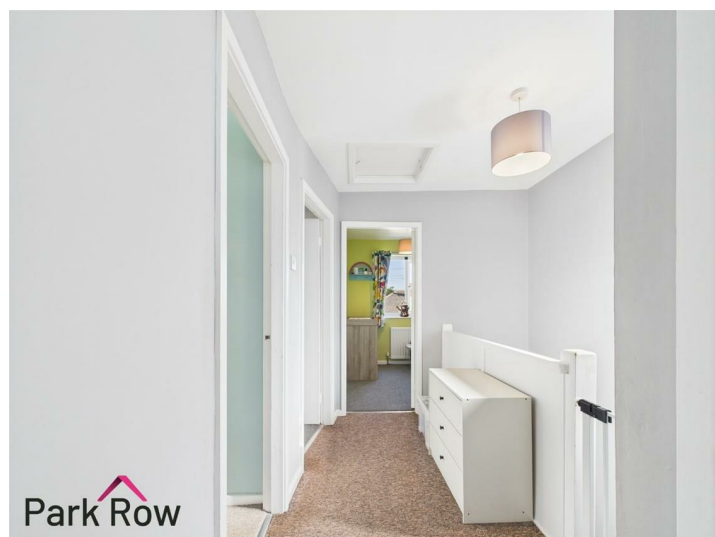


BEDROOM ONE
12'6" x 9'11"



FIRST FLOOR ACCOMMODATION

LANDING
10'11" x 4'7"



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

BEDROOM TWO
11'10" x 9'5"



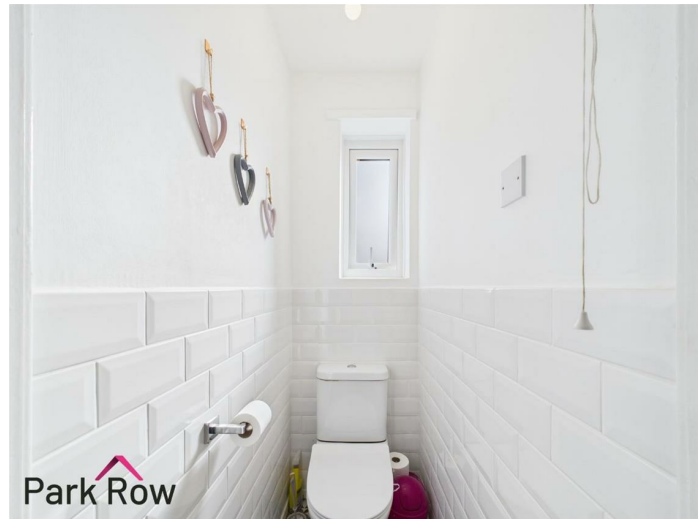
BEDROOM THREE
7'6" x 6'7"



BATHROOM
7'4" x 5'4"



W/C
4'1" x 2'4"



EXTERIOR



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FRONT



To the front of the property there is a concrete driveway with space for parking, access into the garage, access into the rear garden, access into the kitchen through the side door and perimeter fencing to each side.



REAR



Accessed via the side of the property where you will step out onto; a paved area with space for outdoor seating, a paved pathway which leads down the garden, access into the back of the garage, perimeter hedging to the rear and left hand side, perimeter wooden fencing to the right hand side and the rest is mainly lawn.



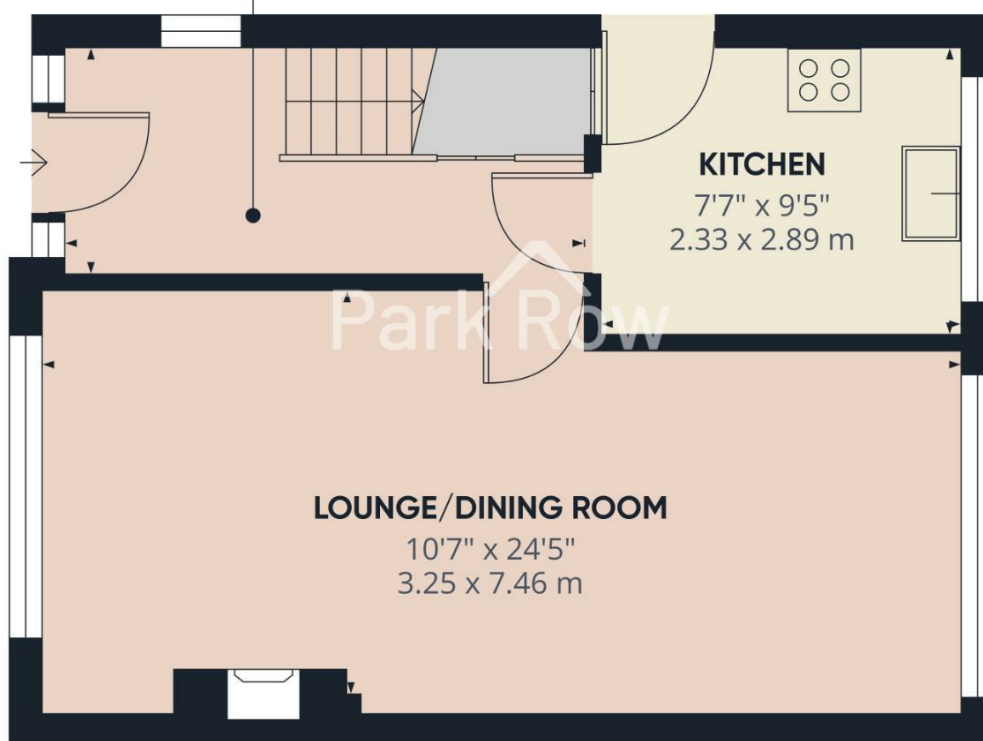
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ENTRANCE HALLWAY

6'0" x 13'8"
1.84 x 4.19 m



KITCHEN

7'7" x 9'5"
2.33 x 2.89 m

LOUNGE/DINING ROOM

10'7" x 24'5"
3.25 x 7.46 m


Park Row

Approximate total area⁽¹⁾
413 ft²
38.4 m²

(1) Excluding balconies and terraces

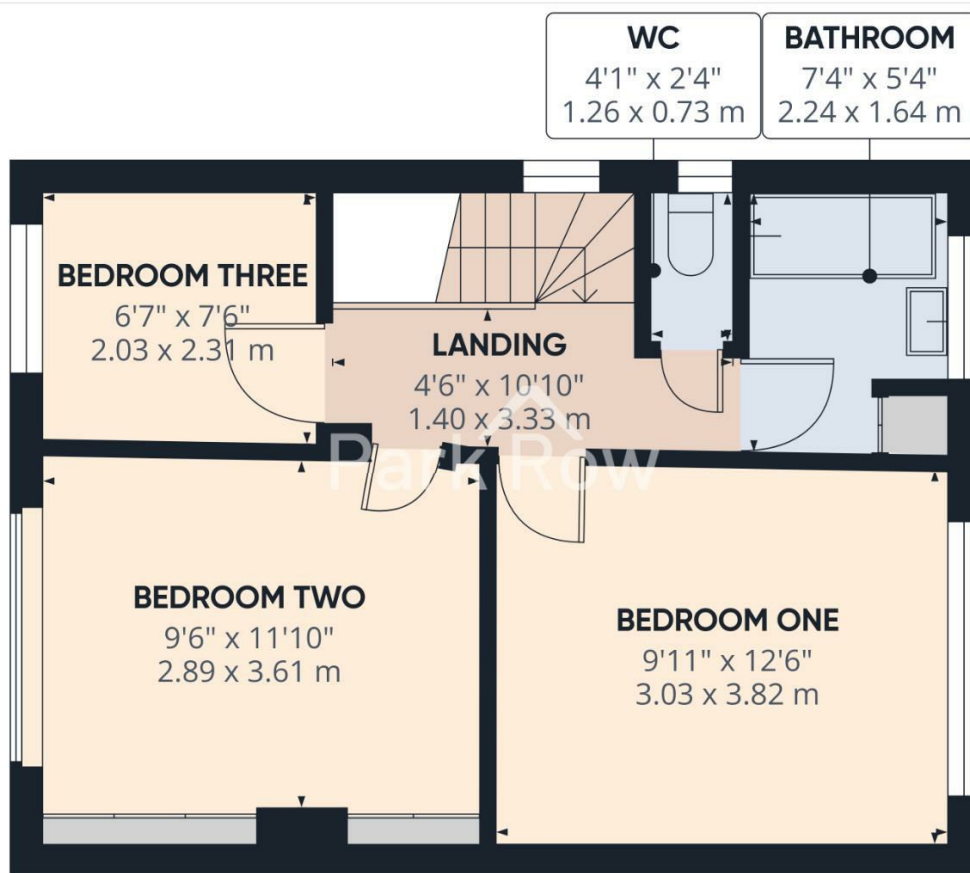
Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE 360

Floor 0



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Floor 1

Park Row

Approximate total area⁽¹⁾
401 ft²
37.3 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



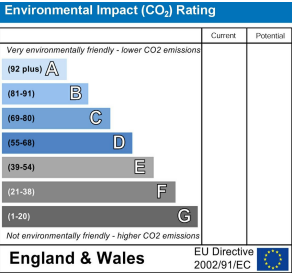
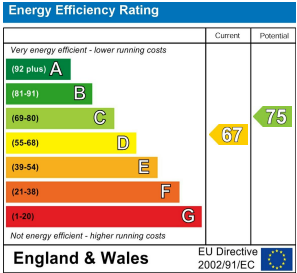
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