

Park Row

The proactive estate agent



Tomlinson Way, Sherburn In Elmet, Leeds, LS25 6EQ

Offers In Excess Of £300,000



****DETACHED**THREE BEDROOMS**CONSERVATORY**GARAGE**OFF STREET PARKING**ENCLOSED REAR GARDEN**PERFECT HOME FOR FAMILIES**FULLY FUNCTIONING BURGLAR ALARM SYSTEM FITTED IN 2021****

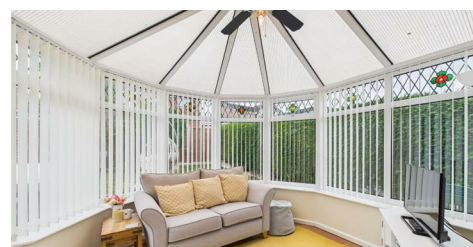
Nestled in the charming village of Sherburn In Elmet, Leeds, this delightful detached house on Tomlinson Way offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts an inviting reception room and kitchen/dinner providing ample room for relaxation and entertaining guests.

A standout feature of this home is the lovely conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons.

The property also includes a garage and off-street parking for a couple of vehicles, ensuring convenience for residents and visitors alike.

This residence is perfectly situated in a friendly community. With its excellent amenities and transport links, Sherburn In Elmet is a wonderful place to live. This property is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this charming house your new home.

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'



FEDERATION
OF INDEPENDENT
AGENTS

GROUND FLOOR ACCOMMODATION

ENTRANCE

6'6" x 3'8"

Enter through a grey uPVC door with two double glazed glass panels within which leads into;

ENTRANCE HALLWAY

6'6" x 3'8"



A bright entrance hallway with a double glazed window to the side elevation, a door which leads into the garage and a further door which leads into;

LIVING ROOM

13'5" x 11'10"



Double glazed window to the front elevation, a gas fire set within a white surround and hearth fireplace, central heating radiator, staircase, access to understairs storage and a double open doorway which leads into;



KITCHEN/DINING ROOM

8'5" x 20'6"



Double glazed window to the rear elevation, wood effect shaker-style wall and base units surrounding, laminate worktops, tiled splashback, tiled flooring, four ring electric hob, built in double oven, built in under-counter fridge, space and plumbing for a washing machine, one and a half drainer stainless steel sink with chrome taps over, central heating radiator, an external uPVC stable door which leads out to the rear and an internal uPVC sliding door leads down to;



CONSERVATORY 9'9" x 10'1"

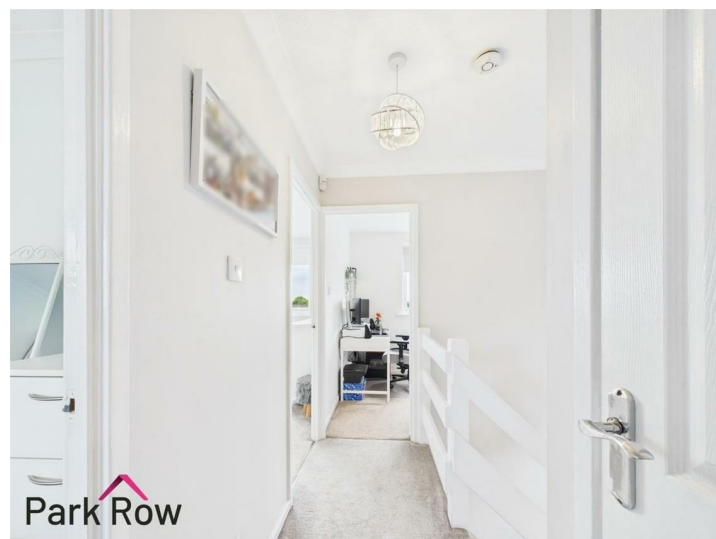


A dwarf wall surrounding with uPVC double glazed windows above, polycarbonate pitched roof and glazed doors which lead out to the rear garden.



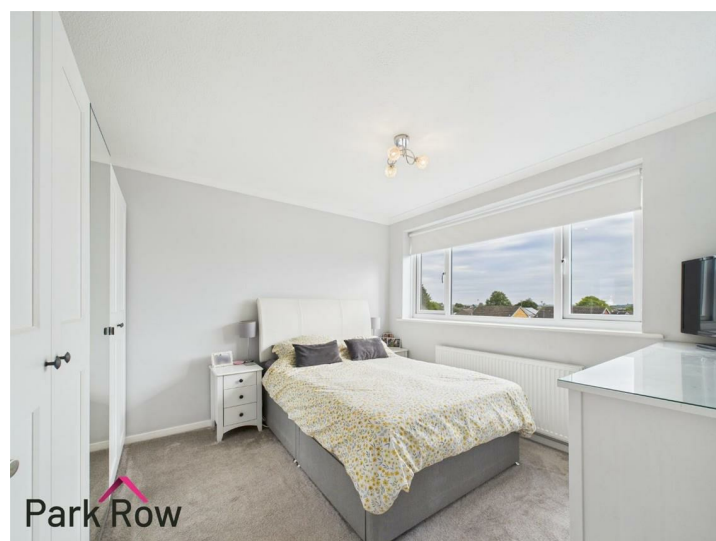
FIRST FLOOR ACCOMMODATION

LANDING
9'1" x 3'0"



Loft access and internal doors which lead into;

BEDROOM ONE
11'5" x 10'8"



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



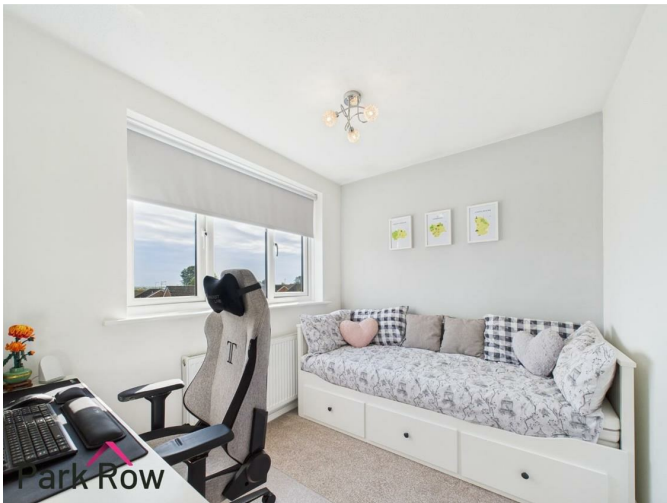
BEDROOM TWO
10'9" x 10'7"



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



BEDROOM THREE
7'4" x 9'9"



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

FAMILY BATHROOM
5'6" x 9'7"



Obscure double glazed window to the rear elevation and has a white suite comprising: panel p-shaped shower bath with chrome tap over and mains shower, close coupled w/c, pedestal handbasin with chrome taps over, heated towel rail, spotlights to the ceiling and is fully tiled to all walls and floor.

EXTERIOR
FRONT



To the front of the property there is a block paved driveway with space for parking, steps within the driveway leading up to the property, a paved pathway which leads to the rear garden, access into the property, borders filled with mature bushes and the rest is mainly lawn.



FEDERATION
OF INDEPENDENT
AGENTS



REAR



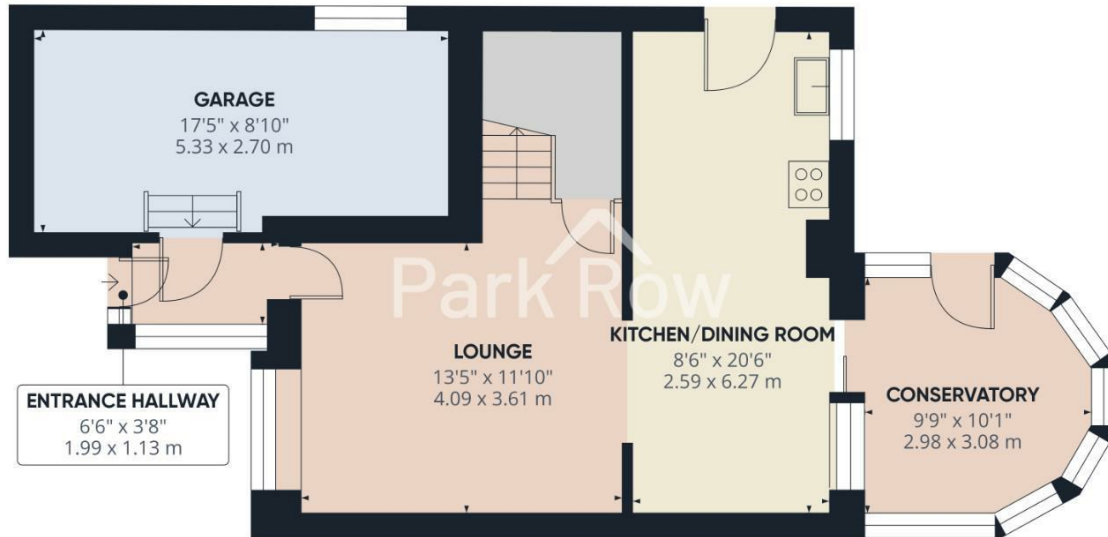
Accessed down the side of the property via the wooden pedestrian gate or through the door in the sunroom where you will step out onto: a paved patio with space for seating, a paved footpath, decorative gravel borders surrounding the perimeter of the property, a shed with space for storage and power plus lighting, the rest of the garden is laid to lawn with some planted borders containing established shrubs.



FEDERATION
OF INDEPENDENT
AGENTS



FEDERATION
OF INDEPENDENT
AGENTS



Floor 0


Park Row

Approximate total area⁽¹⁾
659 ft²
61.3 m²

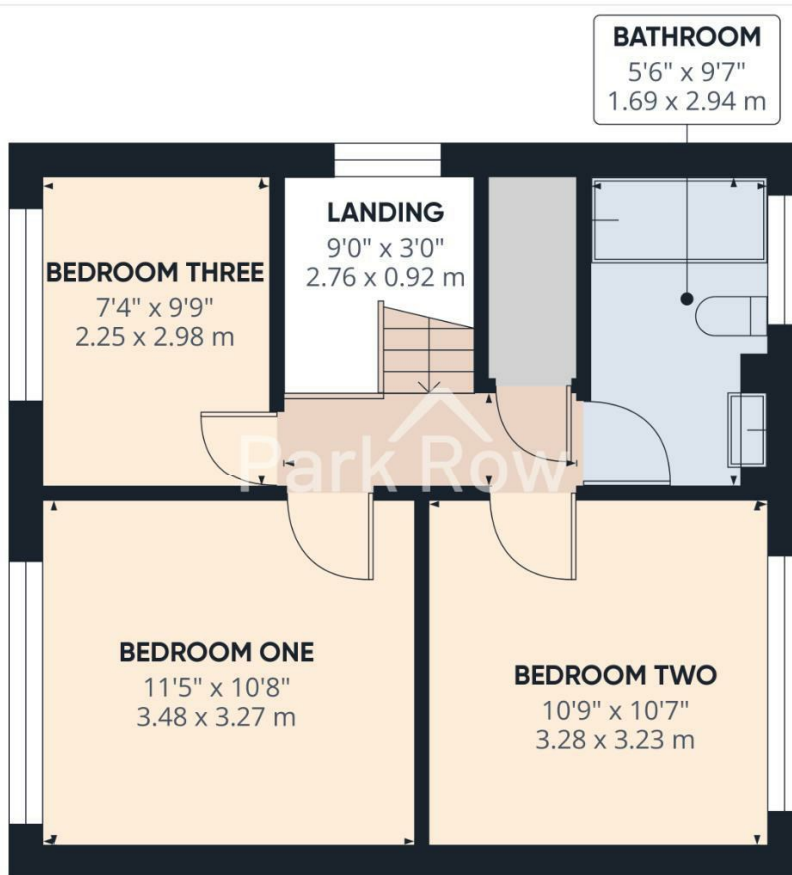
(1) Excluding balconies and terraces

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

GIRAFFE 360



FEDERATION
OF INDEPENDENT
AGENTS



Floor 1


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



FEDERATION
OF INDEPENDENT
AGENTS



W www.parkrow.co.uk

T 01977 681122

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

