

Park Rôw



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

Offers In Excess Of £400,000



EXTENDED DETACHED FAMILY HOMEFOUR BEDROOMS**GARAGE**OFF STREET PARKING**ESTABLISHED GARDENS**SOUGHT AFTER LOCATION IN THE VILLAGE**EN-SUITE**DOWNSTAIRS W/C**UTILITY ROOM**CONSERVATORY**OPEN PLAN KITCHEN/DINING ROOM**

Nestled in the desirable Red Row estate of Sherburn In Elmet, this stunning detached family home on Bramley Park Avenue offers a perfect blend of modern living and comfort. Built in 2016, the property boasts an impressive 1,319 square feet of well-designed space, making it an ideal choice for families seeking a contemporary lifestyle.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the open plan kitchen and dining area, which features sliding doors that seamlessly connect to a delightful conservatory with a solid roof, allowing natural light to flood the space and offering a wonderful view of the well-established rear garden.

The property comprises four generously sized bedrooms, including a master suite complete with an en-suite bathroom for added privacy. Two of the bedrooms are equipped with fitted wardrobes, providing convenient storage solutions. Additionally, the home features a well-appointed family bathroom, a utility room, and a downstairs w/c, enhancing the practicality of everyday living.

Outside, the property is complemented by beautifully maintained front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. The garage and off-street parking further add to the convenience of this lovely home.

This exceptional property is not just a house; it is a place where cherished memories can be made. With its modern amenities and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful home your own.

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 ACCOMODATION

ENTRANCE

Enter through a sage green composite door with obscure double glazed windows within which leads into;

ENTRANCE HALLWAY

5'6" x 8'6" (1.69 x 2.61)



Stairs which lead up to the first floor accommodation, a dual-zone thermostat which controls just the ground floor temperature a central heating radiator and internal doors which lead into;

LOUNGE

11'2" x 16'10" (3.42 x 5.14)



A double glazed window to the front elevation, a central heating radiator with temperature control and a decorative fire place with a stone surround and hearth.



KITCHEN/DINING ROOM

13'9" x 14'9" (4.20 x 4.50)



Stone coloured shaker-style wall and base units surrounding, built in double ovens, four ring ceramic hob with a built in extractor fan over and stainless steel splashback, marble worktop, a sink set within the worktop with chrome taps over, tiled splashback, integral fridge/freezer, integral dishwasher, LED spotlights to the ceiling, dimmable lighting pendant, a door which leads into the utility room, a central heating radiator with temperature control and double glazed sliding doors which lead into;



solid roof, two double glazed Velux windows, dimmable LED spotlights surrounding the ceiling, a wall mounted plug in electric radiator and double glazed double doors which lead out to the rear garden.



UTILITY ROOM
9'0" x 5'7" (2.75 x 1.71)



CONSERVATORY
11'3" x 12'0" (3.45 x 3.67)



A double glazed window to the rear elevation, shaker-style base units and worktops to match the kitchen, sink set within the worktop with chrome taps over, space and plumbing for a washing machine and a dryer, a composite door with a double glazed window within which leads out to the rear garden, a central heating radiator with temperature control and an internal door which leads into;

A dwarf wall with double glazed windows above surrounding,

WC

3'1" x 5'6" (0.96 x 1.68)



An obscure double glazed window to the rear elevation and includes; a close coupled w/c, a corner hand basin with chrome taps over and tiled splashback plus a central heating radiator with temperature control.

FIRST FLOOR ACCOMMODATION**LANDING**

10'2" x 14'3" (3.12 x 4.35)



A double glazed window to the rear elevation, loft access, a door which leads into a storage cupboard, a central heating radiator with temperature control and internal doors which lead into;

BEDROOM ONE

11'1" x 17'7" (3.40 x 5.37)



A double glazed window to the front elevation, a built in Hammonds wooden wardrobe with sliding doors, a dual-zone thermostat which controls just the first floor floor temperature, a central heating radiator and an internal door which leads into;



EN SUITE

5'1" x 6'11" (1.57 x 2.11)



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a floating hand basin with chrome taps over, a fully tiled mains shower with a glass shower screen, a white gloss wall unit with space for storage and a central heating chrome radiator with temperature control.

BEDROOM TWO

10'6" x 10'9" (3.22 x 3.28)



A double glazed window to the rear elevation, a central heating radiator with temperature control and a built in Hammonds wooden wardrobe.



BEDROOM THREE

9'8" x 12'3" (2.96 x 3.75)



A double glazed window to the front elevation and a central heating radiator with temperature control



BEDROOM FOUR

9'1" x 8'7" (2.78 x 2.63)



A double glazed window to the rear elevation and a central heating radiator with temperature control



MAIN BATHROOM

6'8" x 7'4" (2.04 x 2.25)



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a glass shower screen, a central heating chrome radiator with temperature control and an electric shaver point.

EXTERIOR

FRONT



To the front of the property there is a concrete driveway with space for parking, access into the garage, a block paved pathway which leads to a gate giving access to the rear garden, hedging to the front and side, outdoor lighting, outdoor socket and the rest is mainly lawn.

SIDE

To the left hand side of the property through the gate there is hardstanding with two wooden sheds plus space for a further storage shed, space for bin storage and the rest is mainly paved with decorative stones.

REAR



Accessed via the gate at the front, the door in the utility and the double doors in the conservatory where you will step out onto; a block paved area with space for seating, curved well established borders filled with various bushes and shrubs, a half hexagonal shaped wooden decked area with a power socket, to the right hand side of the property there is a paved area with space for outdoor storage, perimeter wooden fencing to all three sides and the rest is mainly lawn.





GARAGE

Accessed via the driveway or through the sage green up and over door and includes; power, lighting and it is a fantastic space for storage.

AERIAL PHOTO



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.

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

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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.

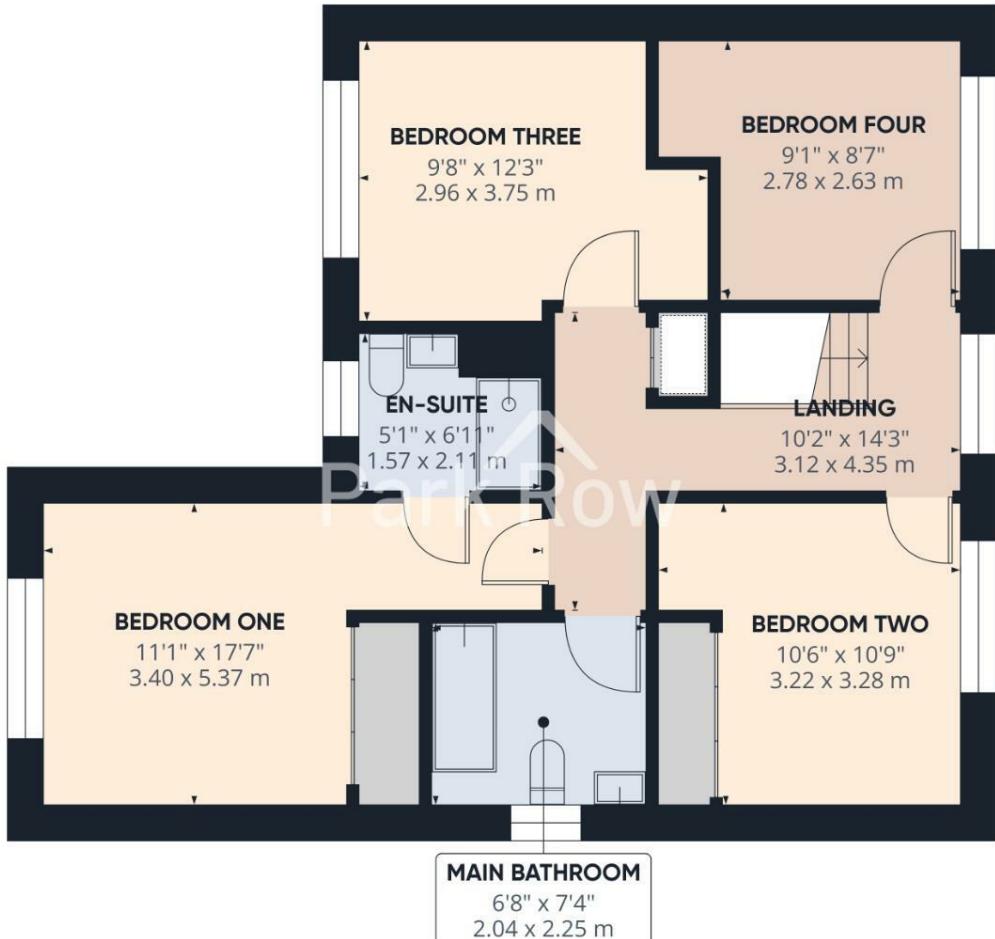
VIEWINGS

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.

Park Row



Park Row

Approximate total area⁽¹⁾

633 ft²
58.8 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





Park Row

Park Row



Floor 0

Approximate total area⁽¹⁾
1319 ft²
122.6 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

Very energy efficient - lower running costs
92 plus A
91-91 B
90-89 C
89-84 D
84-80 E
79-76 F
76-70 G

Not energy efficient - higher running costs
93
83

Very environmentally friendly - lower CO₂ emissions
92 plus A
91-91 B
90-89 C
89-84 D
84-80 E
79-76 F
76-70 G

Not environmentally friendly - higher CO₂ emissions
93
83

Energy Efficiency Rating

	Current	Target
Very energy efficient - lower running costs	92 plus A	93
91-91 B	91-91 B	
90-89 C	90-89 C	
89-84 D	89-84 D	
84-80 E	84-80 E	
79-76 F	79-76 F	
76-70 G	76-70 G	

Not energy efficient - higher running costs
93
83

Environmental Impact (CO₂) Rating

	Current	Target
Very environmentally friendly - lower CO ₂ emissions	92 plus A	93
91-91 B	91-91 B	
90-89 C	90-89 C	
89-84 D	89-84 D	
84-80 E	84-80 E	
79-76 F	79-76 F	
76-70 G	76-70 G	

Not environmentally friendly - higher CO₂ emissions
93
83

T 01977 681122

W www.parkrow.co.uk

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

	Current	Target
Very energy efficient - lower running costs	92 plus A	93
91-91 B	91-91 B	
90-89 C	90-89 C	
89-84 D	89-84 D	
84-80 E	84-80 E	
79-76 F	79-76 F	
76-70 G	76-70 G	

Not energy efficient - higher running costs
93
83

	Current	Target
Very environmentally friendly - lower CO ₂ emissions	92 plus A	93
91-91 B	91-91 B	
90-89 C	90-89 C	
89-84 D	89-84 D	
84-80 E	84-80 E	
79-76 F	79-76 F	
76-70 G	76-70 G	

Not environmentally friendly - higher CO₂ emissions
93
83

