

# Park Row



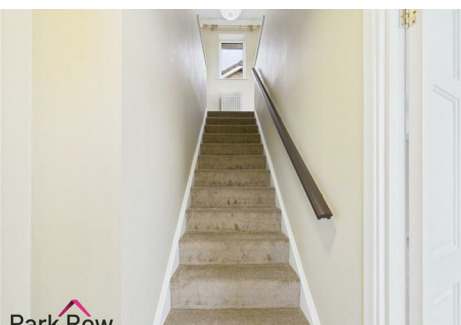
**Moor Lane, Sherburn In Elmet, Leeds, LS25 6DZ**

**Offers In Excess Of £260,000**



**\*\*DETACHED HOUSE\*\*THREE BEDROOMS\*\*BATHROOM\*\*DRIVEWAY\*\*GARDEN\*\*GARAGE\*\*NEWLY-FITTED KITCHEN/DINING AREA\*\*SOUGHT AFTER LOCATION\*\*PERFECT FOR FIRST TIME BUYERS OR A FAMILY HOME\*\*NO ONWARD CHAIN\*\***

**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!**



## INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, this delightful detached house on Moor Lane offers a perfect blend of comfort and convenience. Ideal for first-time buyers or families seeking a welcoming home.

Spanning approximately 760 square feet, the house features a spacious reception room that invites natural light, creating a warm and inviting atmosphere. The kitchen and dining area provide a practical space for family meals and entertaining guests, making it the heart of the home.

The property boasts a modern bathroom, ensuring that all essential amenities are readily available. Outside, you will find a lovely garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the two-car driveway and garage offer ample parking space, a valuable asset in this sought-after location.

Sherburn In Elmet is known for its friendly community and excellent local amenities, making it an ideal place to settle down. With easy access to nearby Leeds, you can enjoy the tranquillity of village life while still being close to the vibrant city. This property truly represents a wonderful opportunity to create lasting memories in a beautiful setting. Don't miss your chance to make this house your home.

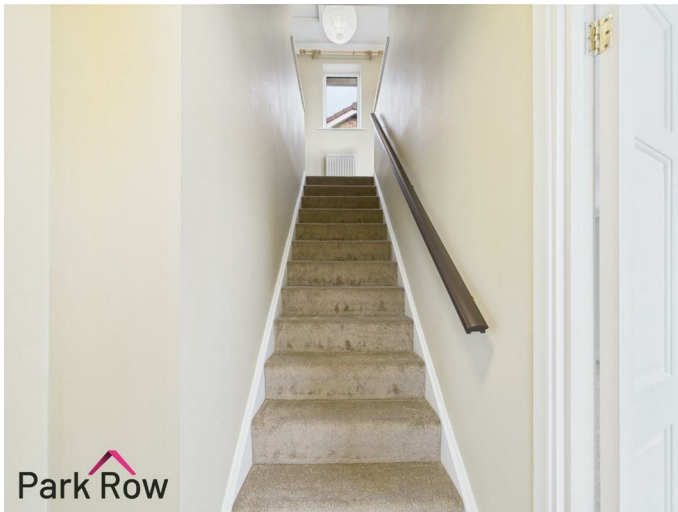
## GROUND FLOOR ACCOMODATION

### ENTRANCE

Enter through a white uPVC door with decorative glazed panels within which leads into;

### HALLWAY

4'0" x 3'6" (1.23 x 1.08)



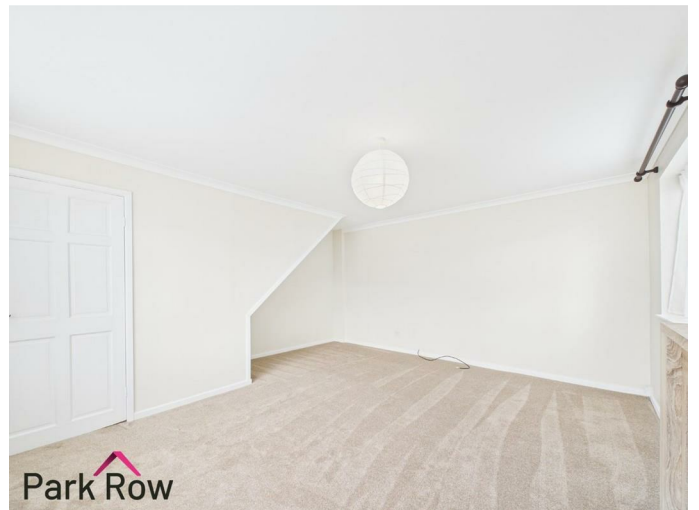
Stairs which lead up to the first floor accommodation and internal doors which lead into;

## LOUNGE

14'8" x 14'10" (4.49 x 4.54)



Double glazed windows to the front and side elevation, central heating radiator, electric fireplace with light oak effect surround and contrasting grey inset.





## KITCHEN

11'4" x 14'10" (3.46 x 4.53)



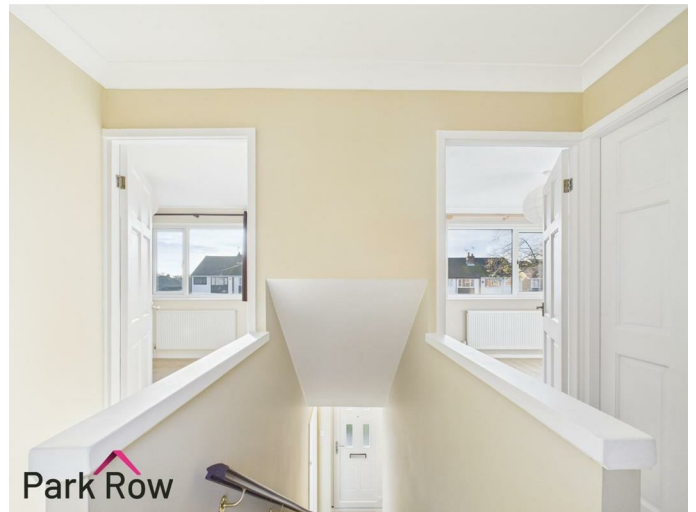
Two double glazed windows to the side and front elevations, a central heating radiator, uPVC door providing access to the garden and garage, matt grey wall and base units, oak effect laminate work surfaces, tiled splashbacks, integrated electric oven with a four ring electric hob over, stainless steel extractor hood over, one and a half stainless steel sink with chrome taps, space and plumbing for washing machine and a dishwasher, space for a fridge freezer and LED spotlights to the ceiling.



## FIRST FLOOR ACCOMMODATION

### LANDING

8'7" x 5'11" (2.63 x 1.81)



A double glazed window to the rear elevation, a central heating radiator, loft access and doors which lead into;

### BEDROOM ONE

11'7" x 8'9" (3.54 x 2.68)



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

### BEDROOM TWO

11'5" x 8'10" (3.50 x 2.71)



A double glazed window to the front elevation, central heating radiator, fitted wardrobes with mirrored doors and a built in storage cupboard.



### BEDROOM THREE

8'9" x 5'10" (2.67 x 1.80)



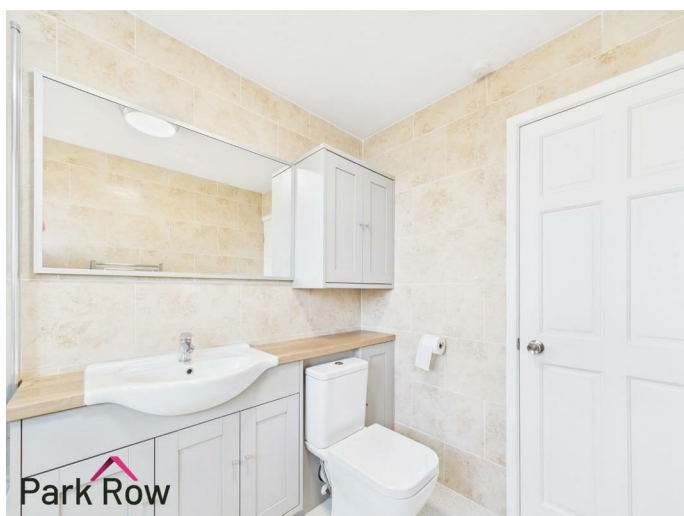
A double glazed window to the side elevation and a central heating radiator.

## BATHROOM

8'3" x 5'9" (2.53 x 1.77)



A double glazed obscure window to the side elevation and includes a white suite comprising: a wooden effect p-shaped panelled bath with overhead shower and separate handset, a close coupled w/c and a hand basin with chrome taps over set within a light grey shaker-style unit which includes storage, fully tiled walls, chrome heated towel rail and a light grey shaker-style wall mounted unit with a matching mirror.



## EXTERIOR

## FRONT



To the front of the property there is an area of lawn with mature planting to the borders, a paved pathway leading to the canopied front entrance door and along to the side garden via a wooden gate.





## SIDE



To the side of the property there is an enclosed garden area with fencing to the boundaries which is accessed via uPVC door from kitchen and also from the rear via gated pathway. The area includes a paved section with space for seating and established planting beds.



## REAR



To the rear of the property there is a paved driveway leading to the detached garage which enclosed by fencing and a metal



gate. The area includes established planting to the borders and provides access to the garden

### **GARAGE**

**8'7" x 17'0" (2.62 x 5.20)**

Accessed via the driveway with a window to the side elevation, an up and over door

### **AERIAL SHOT**



### **HEATING AND APPLIANCES**

The heating system and any appliances 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: None

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**

Mon - Fri 9.00am to 5.30pm

Saturday - 9.00am to 1pm

Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122

SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133

### **TENURE AND COUNCIL TAX**

Tenure: Freehold

Local Authority: North Yorkshire Council

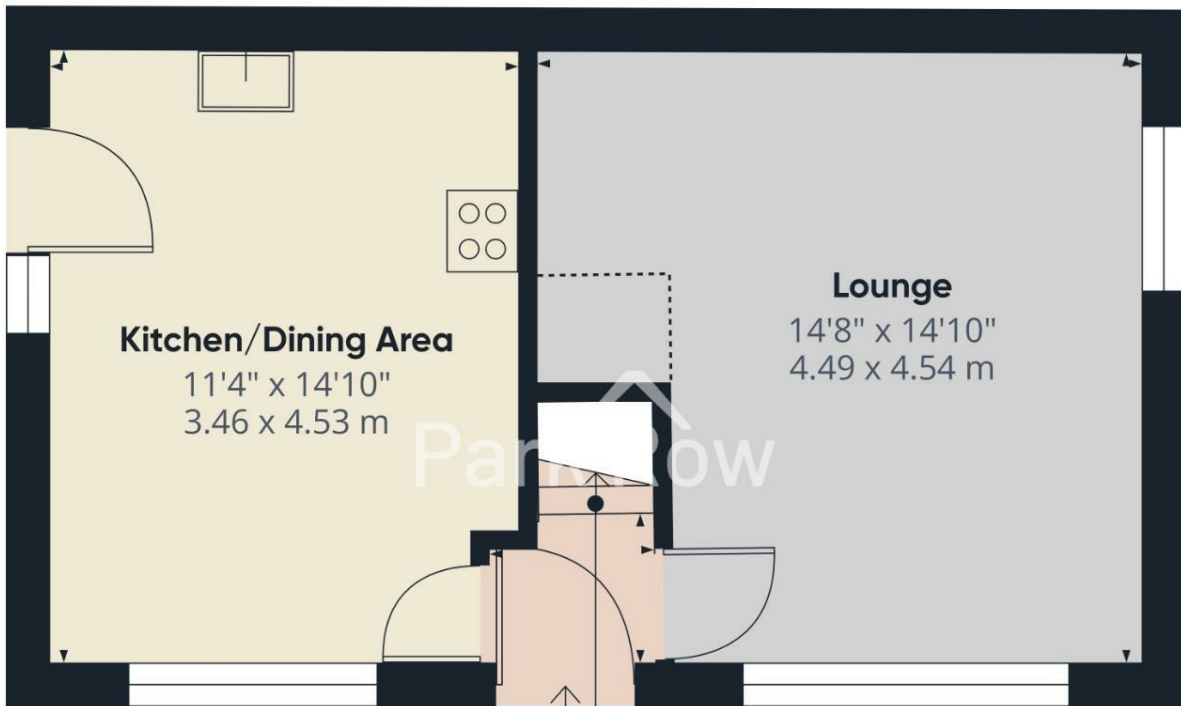
Tax Banding: C

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.



**Kitchen/Dining Area**  
 11'4" x 14'10"  
 3.46 x 4.53 m

**Lounge**  
 14'8" x 14'10"  
 4.49 x 4.54 m

**Hallway**  
 4'0" x 3'6"  
 1.23 x 1.08 m

**Approximate total area<sup>(1)</sup>**  
 397 ft<sup>2</sup>  
 36.9 m<sup>2</sup>

**Reduced headroom**  
 8 ft<sup>2</sup>  
 0.7 m<sup>2</sup>

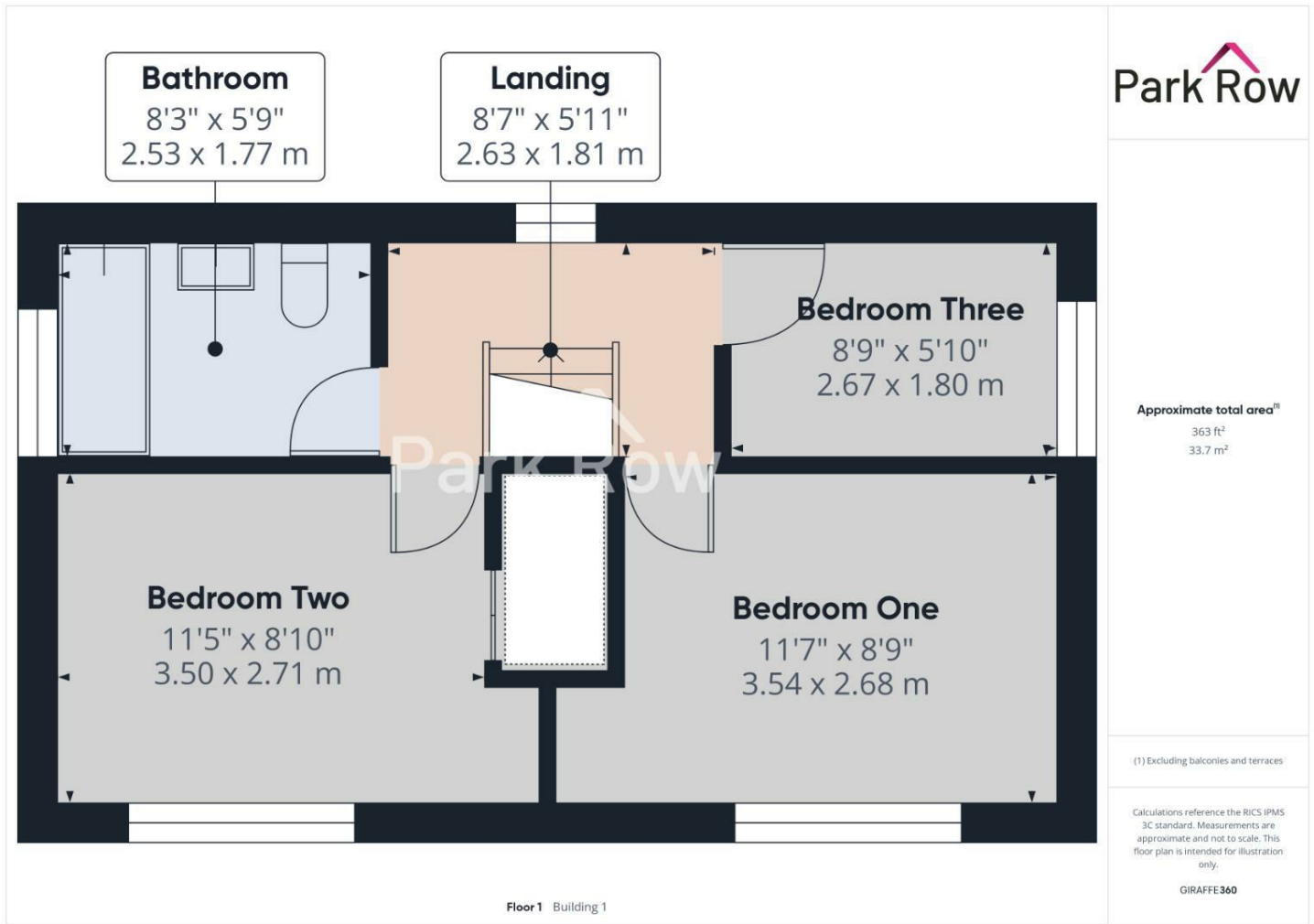
(1) Excluding balconies and terraces

Reduced headroom  
 ----- Below 5 ft/1.5 m

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

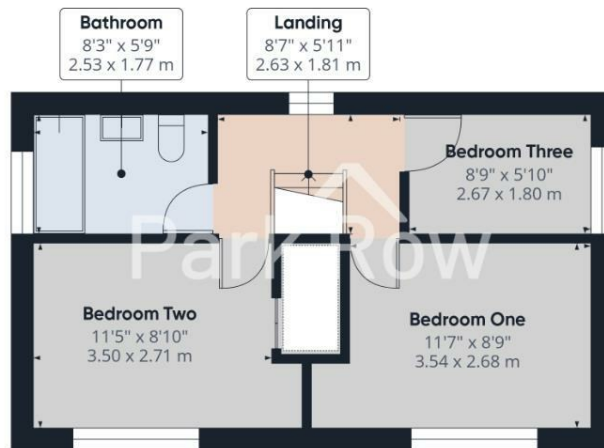
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Floor 0 Building 1



Floor 1 Building 1

**Park Row**

Approximate total area<sup>m</sup>  
760 ft<sup>2</sup>  
70.6 m<sup>2</sup>

Reduced headroom  
8 ft<sup>2</sup>  
0.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

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

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