

# Park Row



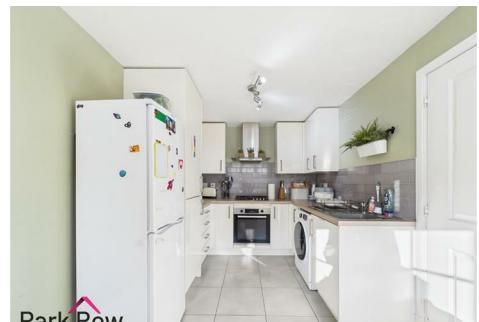
**Orchard Close, Sherburn In Elmet, Leeds, LS25 6FQ**

**Offers In Excess Of £250,000**



**\*\*SEMI-DETACHED\*\*THREE BEDROOMS\*\*OFF STREET PARKING\*\*SIDE/REAR GARDENS\*\*DOWNSTAIRS W/C\*\*OPEN PLAN KITCHEN/DINING\*\*WELL-PRESENTED THROUGHOUT\*\*IDEAL FOR FIRST TIME BUYERS OR SMALL FAMILIES\*\***

**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 desirable Red Row estate of Sherburn in Elmet, this charming semi-detached house on Orchard Close presents an excellent opportunity for first-time buyers or small families. Spanning 739 square feet, the property boasts three well-proportioned bedrooms, making it an ideal space for comfortable living.

Upon entering, you will find a modern open-plan kitchen and dining area plus a stylish lounge, creating a welcoming environment for both relaxation and entertaining. The property also features a convenient downstairs W/C, alongside a family bathroom that is both contemporary and well-presented.

Outside, the home offers off-street parking, ensuring ease of access. The enclosed rear garden provides a private outdoor space, perfect for children to play or for hosting summer gatherings. Additionally, there is a smaller side garden, a rare feature that adds to the appeal of this property.

With an impressive EPC rating of B, this home is not only aesthetically pleasing but also energy efficient, making it a wise choice for the environmentally conscious buyer. This delightful property combines modern living with the charm of a friendly neighbourhood, making it a must-see for anyone looking to settle in this lovely part of Leeds.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a sage green composite door with a diamond-shaped double glazed glass panel which leads into;

### ENTRANCE HALLWAY

**16'0" x 3'4" (4.88 x 1.03)**

Stairs which lead up to the first floor accommodation, a door which leads into under-stairs storage space, a central heating radiator and further internal doors which lead into;

### DOWNSTAIRS W/C

**5'9" x 3'1" (1.76 x 0.95)**



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

### KITCHEN/DINING

**15'2" x 8'2" (4.64 x 2.51)**



A double glazed window to the front elevation, white gloss wall and base units, wood-effect laminate worktop, built in electric oven, a four ring gas hob with a built in extractor fan over, space and plumbing for a washing machine, stainless steel drainer sink with chrome taps over, tiled splashback, space for a freestanding fridge/freezer, a central heating radiator and tiled flooring.



## LOUNGE

15'3" x 10'7" (4.66 x 3.25)



A double glazed double door which leads out to the rear garden and a central heating radiator.

## FIRST FLOOR ACCOMMODATION

### LANDING

11'8" x 3'3" (3.58 x 1.00)

A double glazed window to the side elevation, a door which leads into a storage cupboard, a central heating radiator and internal doors which lead into;

## BEDROOM ONE

14'7" c 7'5" (4.45 c 2.27)



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



## BEDROOM TWO

11'3" x 8'1" (3.44 x 2.47)



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

## BEDROOM THREE

7'10" x 7'6" (2.41 x 2.29)



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

## BATHROOM

6'9" x 5'10" (2.07 x 1.80)



An obscure double glazed window to the rear elevation and it includes; a close coupled w/c, a half-pedestal hand basin with chrome taps over and tiled splashback, a panel bath with a mains shower over and a glass shower screen, fully tiled to the bath area, fully tiled flooring and a chrome heated towel rail.

## EXTERIOR

### FRONT



To the front of the property there is a tarmac driveway with space for parking, a paved pathway which leads to the entrance door, borders filled with mature shrubs and bushes, an area filled with decorative stones and a storm porch over the entrance door.

### SIDE

To the side of the property there is a paved pathway which leads to the rear garden via a wooden pedestrian gate and the rest is mainly lawn.

## REAR



Accessed via the gate at the side of the property or through the double doors in the lounge where you will step out onto; a paved area with space for outdoor seating which runs down the side of the property creating space for an outdoor shed, perimeter wooden fencing to the rear and left hand side elevation, a brick built wall to the right hand side elevation and the rest is mainly lawn.





## 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: B

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



## AERIAL SHOT

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**

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

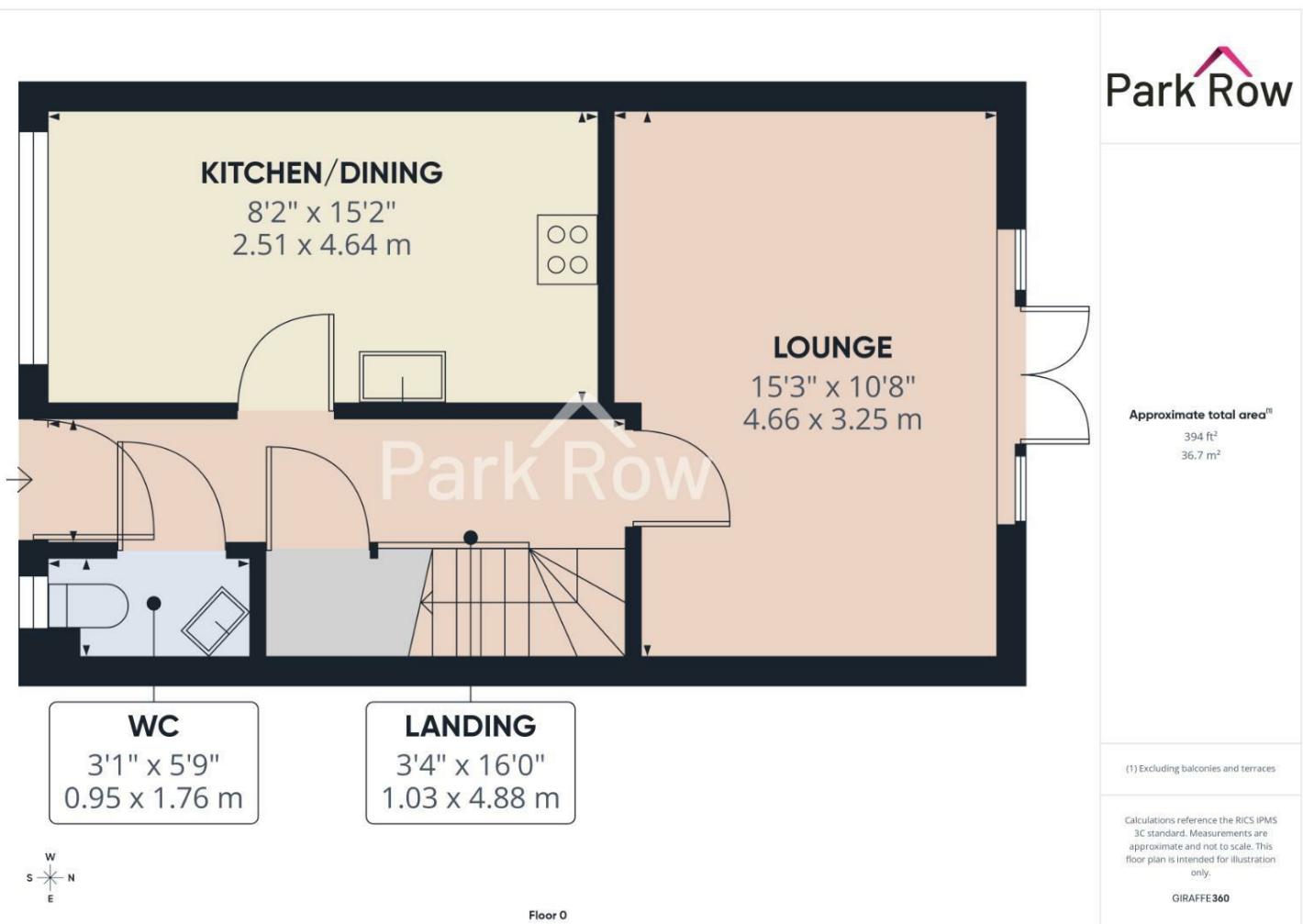
SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-89) C			
(87-86) D			
(85-84) E			
(83-82) F			
(81-80) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(87-81) B			
(80-86) C			
(75-84) D			
(70-69) E			
(65-64) F			
(61-30) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
England & Wales			