

# Park Row



**Pinfold Avenue, Sherburn In Elmet, Leeds, LS25 6LA**

**Offers In Excess Of £260,000**



**\*\*LINK-DETACHED\*\*THREE BEDROOMS\*\*OFF STREET PARKING\*\*ENCLOSED FRONT AND REAR GARDEN\*\*DOWNSTAIRS W/C\*\*UTILITY ROOM\*\*OPEN PLAN KITCHEN/DINING/LIVING ROOM\*\*PERFECT FAMILY HOME\*\***

**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 area of Sherburn In Elmet, Leeds, this delightful link-detached family home on Pinfold Avenue offers a perfect blend of comfort and modern living. Spanning an impressive 1,019 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming lounge that sets the tone for the rest of the home. The open plan kitchen and dining room is a standout feature, providing a spacious and inviting area for family gatherings and entertaining guests. The modern bathrooms and a convenient utility room enhance the practicality of this lovely residence.

The property is complemented by beautifully presented enclosed front and rear gardens, perfect for enjoying the outdoors in privacy. Additionally, off-street parking for two vehicles at the rear ensures that convenience is at your fingertips.

This home is not just a place to live; it is a sanctuary that offers both style and functionality in a desirable location. With its well-maintained gardens and modern amenities, this link-detached house is a wonderful opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this charming property your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a white uPVC door with an obscure glass panel within which leads into;

### HALLWAY

6'0" x 9'0" (1.85 x 2.75)

A central heating radiator, a staircase which leads to the first floor accommodation and internal doors which leads into;

### WC

4'9" x 2'5" (1.46 x 0.76)



An obscure double glazed window to the front elevation and a white suite comprising of; a closed couple WC and a corner pedestal hand basin with chrome taps over.

### LIVING ROOM

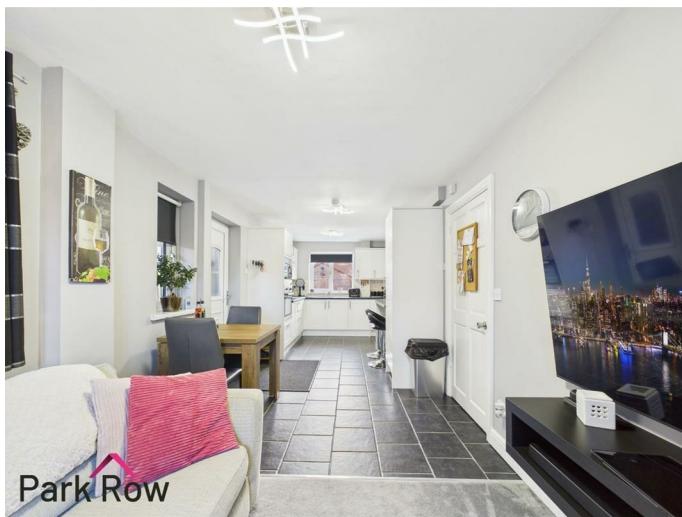
10'5" x 17'7" (3.19 x 5.36)



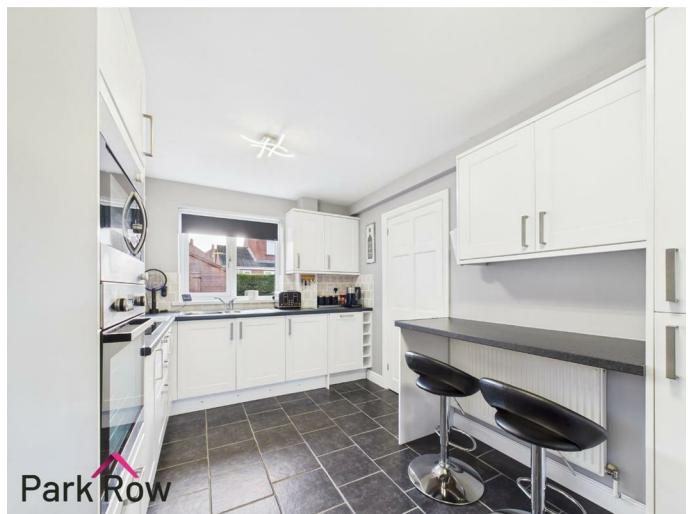
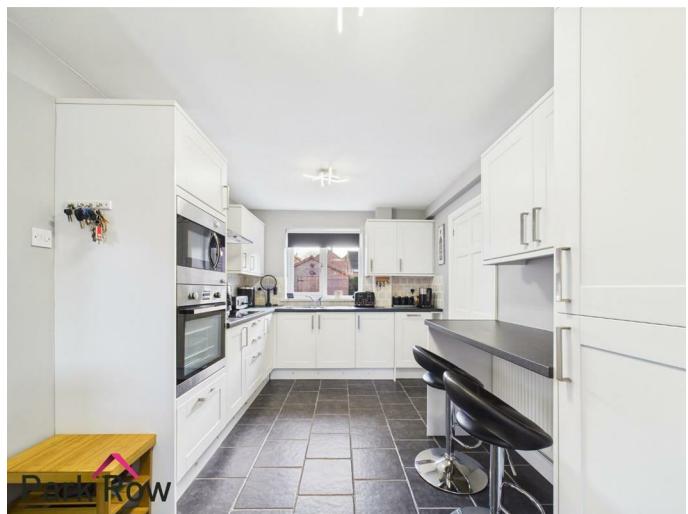
A double glazed window to the front elevation, double glazed sliding patio door to the rear elevation and a central heating radiator.

## KITCHEN/ DINING/ LIVING ROOM

8'11" x 25'6" (2.74 x 7.78)



A double glazed window to the front elevation, double glazed sliding patio doors to the rear elevation, a double glazed window to the side elevation, a white uPVC door with an obscure double glazed window within, a white shaker style kitchen, wall and base units with a black stone effect roll top laminate worktop, integrated oven, integrated microwave over, a one and a half stainless steel drainer sink, with chrome mixer taps over, an electric four ring hob with an integrated extractor fan over, a breakfast bar with seating for two people, two central heating radiators and an internal door which leads into;



## UTILITY ROOM

6'0" x 4'10" (1.83 x 1.49)



An obscure double glazed window to the rear elevation, a

central heating radiator and space for an undercounter freezer and plumbing and space for a washing machine.

## FIRST FLOOR ACCOMMODATION

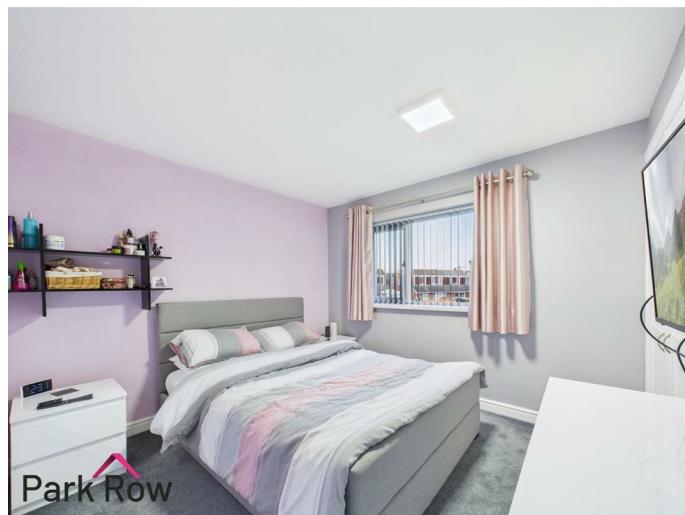
### LANDING

**11'10" x 3'1" (3.61 x 0.94)**

A double glazed window to the front elevation, a central heating radiator, an air conditioning unit and internal doors which lead into;

### BEDROOM ONE

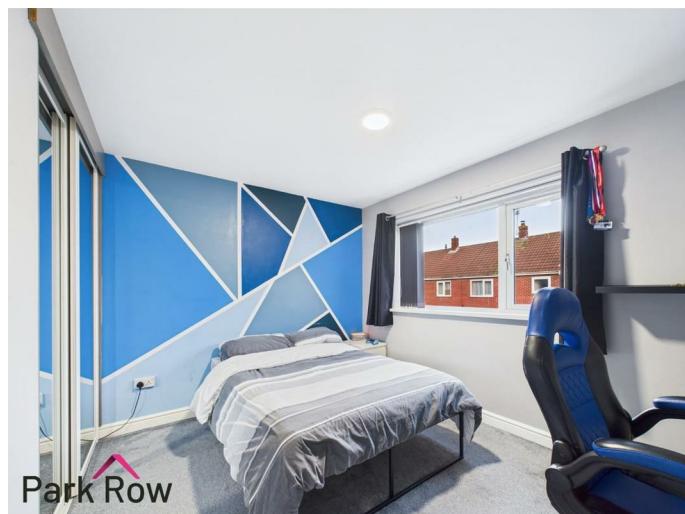
**10'6" x 9'9" (3.21 x 2.98)**



A double glazed window to the rear elevation, a central heating radiator and built in wardrobes.

### BEDROOM TWO

**9'1" x 11'4" (2.79 x 3.47)**



A double glazed window to the side elevation and built in wardrobes.

### BEDROOM THREE

**7'8" x 7'7" (2.34 x 2.32)**



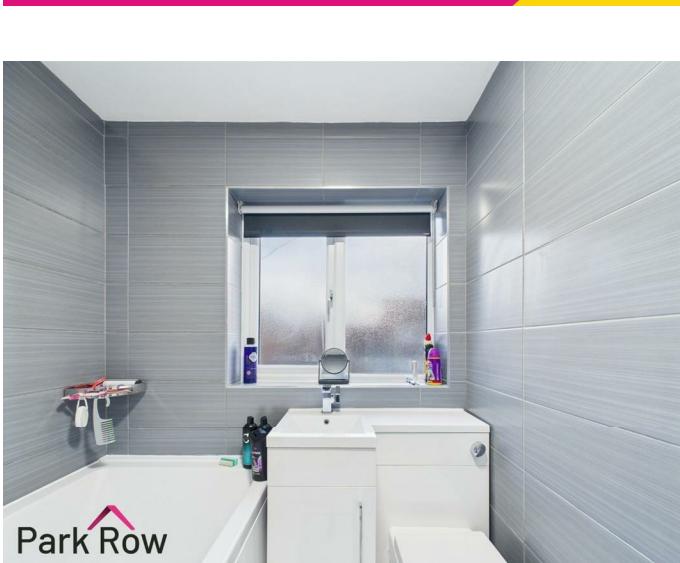
A double glazed window to the front elevation.

### BATHROOM

**6'1" x 5'8" (1.86 x 1.75)**



An obscure double glazed window to the front elevation and a white suite comprising of; a combined vanity unit, a closed couple WC and sink over with chrome mixer taps over, a panel bath with mixer shower taps over and a chrome towel radiator.



## EXTERIOR

### FRONT



Accessed via the side elevation, a paved patio area with space for seating, a brick built BBQ stand, a slate graveled area with shed over, hedges to two boundaries, wooden fencing to the third boundary, wooden pedestrian gate with paved walkway leading to the front door.



### SIDE

A part covered walkway which leads to the rear garden, external storage and a wooden pedestrian gate. There is space for seating with electric

## REAR



Double wooden gates provide access to brick paved parking area, wooden fencing to three boundaries, space and electrics for a hot tub, a wooden built seating area with covering above and an area filled with artificial grass.



## AERIAL



## 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.

GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133

## 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 accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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.

## 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.

## 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.

## 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

Park Row

Approximate total area<sup>(1)</sup>  
522 ft<sup>2</sup>  
48.4 m<sup>2</sup>

Reduced headroom:  
6 ft<sup>2</sup>  
0.6 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.

GIRAFFE360



Park Row

**Bedroom One**

10'6" x 9'9"  
3.21 x 2.98 m

**Bedroom Two**

9'1" x 11'4"  
2.79 x 3.47 m

**Bedroom Three**

7'8" x 7'7"  
2.34 x 2.32 m

**Landing**

11'10" x 3'0"  
3.61 x 0.94 m

**Bathroom**

6'1" x 5'9"  
1.86 x 1.75 m



Floor 1 Building 1

Approximate total area<sup>(1)</sup>

401 ft<sup>2</sup>  
37.4 m<sup>2</sup>

(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





Park Row

**Floor 0 Building 1**

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**Park Row**

**Approximate total area<sup>(1)</sup>**  
923 ft<sup>2</sup>  
85.8 m<sup>2</sup>

**Reduced headroom**  
6 ft<sup>2</sup>  
0.6 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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**Energy Efficiency Rating**

	Current	Planned
Very energy efficient - lower running costs	84	85
(A) A		
(B) B		
(C) C		
(D) D		
(E) E		
(F) F		
(G) G		
Very energy efficient - lower running costs	84	85

Very energy efficient - lower running costs

EU Directive 2002/91/EC

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Planned
Very environmentally friendly - lower CO <sub>2</sub> emissions	74	76
(A) A		
(B) B		
(C) C		
(D) D		
(E) E		
(F) F		
(G) G		
Very environmentally friendly - lower CO <sub>2</sub> emissions	74	76

Very environmentally friendly - lower CO<sub>2</sub> emissions

EU Directive 2002/91/EC

**T** 01977 681122  
**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
[sherburn@parkrow.co.uk](mailto:sherburn@parkrow.co.uk)

	Current	Planned
<b>Energy Efficiency Rating</b>		
Very energy efficient - lower running costs	84	85
(A) A		
(B) B		
(C) C		
(D) D		
(E) E		
(F) F		
(G) G		
Very energy efficient - lower running costs	84	85
EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
Very environmentally friendly - lower CO <sub>2</sub> emissions	74	76
(A) A		
(B) B		
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