

Park Row



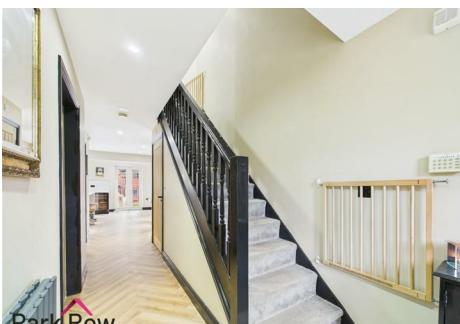
Moorland way, Sherburn in Elmet, Leeds, LS25 6FN

Offers In Excess Of £475,000



DETACHEDFOUR BEDROOMS**OPEN PLAN KITCHEN LIVING ROOM**UTILITY ROOM**PLAYROOM**DOWNSTAIRS WC**OFF ROAD PARKING** ENCLOSED REAR GARDEN**ENSUITE**INTERNAL GARAGE**EPC RATING B**

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 impressive detached house on Moorland Way offers a perfect blend of modern living and comfort. Spanning an expansive 1,858 square feet, this property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by an inviting reception room, providing ample space for relaxation and entertaining guests. The heart of the home is the open-plan kitchen and living room, which creates a warm and welcoming atmosphere, perfect for family gatherings. The kitchen is designed for both functionality and style, ensuring that cooking and socialising can be enjoyed simultaneously.

This property also features a convenient utility room and a playroom, adding to the practicality of the home. The downstairs WC is an added bonus, enhancing the ease of daily living. The master bedroom benefits from an ensuite bathroom, providing a private sanctuary for relaxation.

Outside, the rear garden offers a delightful space for outdoor activities and gardening, while off-road parking for vehicles ensures that you and your guests will never be short of space.

With its excellent location in Sherburn in Elmet, this detached house is not only a beautiful home but also a wonderful opportunity for those seeking a peaceful yet connected lifestyle. This property is sure to attract interest, so do not miss the chance to make it your own.

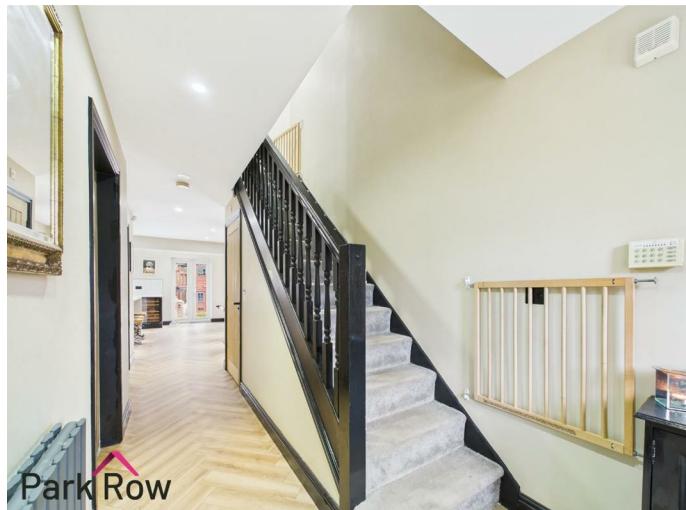
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a blue uPVC door with double glazed windows within, which leads into;

HALLWAY

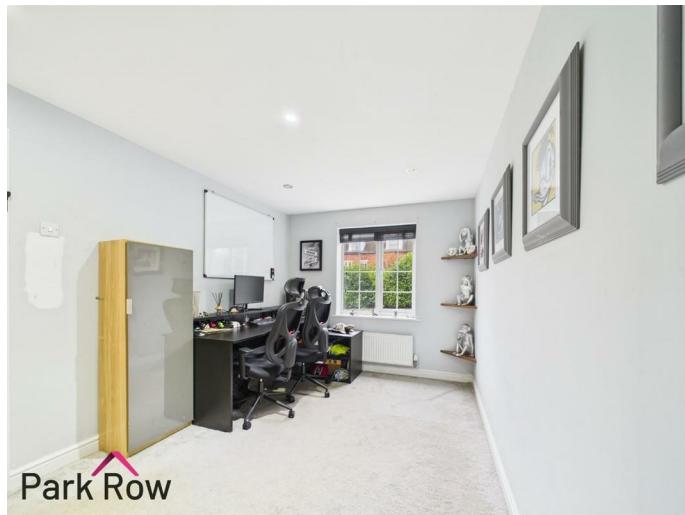
15'1" x 6'1" (4.62 x 1.87)



A central heating radiator, staircase which leads to the first floor accommodation, open plan through to the kitchen living space and internal doors which lead into;

OFFICE

14'2" x 8'10" (4.33 x 2.70)



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

UTILITY ROOM

5'6" x 8'4" (1.70 x 2.55)



A uPVC door which leads to the side of the property, white shaker style wall and base units, a black laminate countertop, a stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine and tumble dryer and a central heating radiator,

KITCHEN LIVING DINING ROOM

(16'0" x 15'5") & (12'9" x 16'7") ((4.88 x 4.71) & (3.89 x 5.08))



A double glazed window to the rear elevation, two Velux windows, double glazed double doors and double glazed bi-folding doors to the rear elevation. three central heating radiators, modern marble effect cabinetry to wall and base units, soft close doors, shatterproof glass trims, white Corian countertops, integrated double ovens with built in probes, integrated wine fridge, space for a fridge freezer, black undercounter sink with black mixer tap over with tiled splash back and a kitchen island with a four ring induction hob within. A feature media wall with integrated electric fire.



PLAYROOM

16'3" x 9'8" (4.97 x 2.95)



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



WC



A white suite comprising of a closed couple WC, a white hand basin with gold mixer taps over and a central heating towel rail.

GARAGE

17'3" x 6'9" (5.26 x 2.08)

Access via the internal door in the playroom or via the up and over door from the front of the property.

FIRST FLOOR ACCOMMODATION

LANDING

6'10" x 11'1" (2.10 x 3.40)



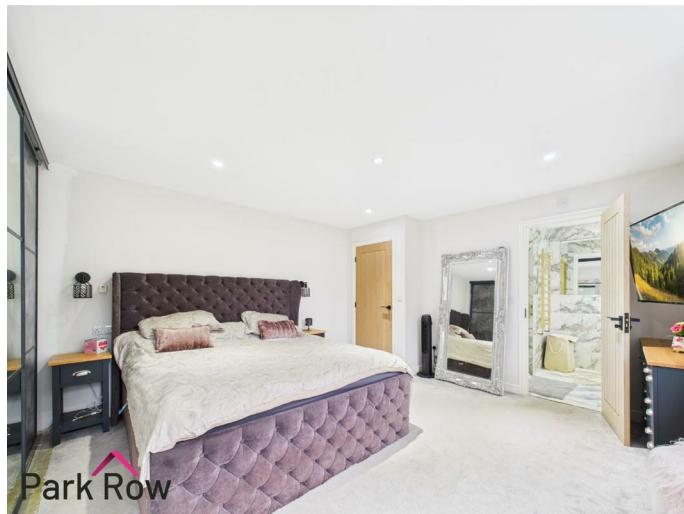
Internal doors which lead into,

BEDROOM ONE

12'11" x 13'5" (3.95 x 4.11)



A double glazed window to the rear elevation, a central heating radiator, built in wardrobes and an internal door which leads into;

**ENSUITE**

5'0" x 6'3" (1.53 x 1.93)



A double glazed window to the rear elevation, a white suite comprising of a closed couple WC, a white sink set with a vanity unit with gold mixer tap over, a shower enclosure with gold mains shower and a gold towel rail.

BEDROOM TWO

13'6" x 12'1" (4.14 x 3.69)



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



BEDROOM THREE
9'8" x 17'2" (2.97 x 5.25)



Two double glazed windows to the front elevation and two central heating radiators.



BEDROOM FOUR
9'0" x 10'6" (2.76 x 3.22)



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

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



An obscure double glazed window to the side elevation, a white suite comprising of a closed couple WC, a white sink set within a vanity unity with a chrome mixer tap over, a double ended bath with a chrome mixer tap over, fully tiled walls, flooring and side of the bath and a stainless steel towel rail.

EXTERIOR

FRONT**Park Row****REAR****Park Row**

A tarmac driveway leads to the front and side of the property, a boundary of established bushes and the rest is mainly laid to lawn, a wooden pedestrian gate to the side elevation leads to the rear of the property.

**Park Row**

Accessed via the wooden pedestrian gate at the side of the property, through the bi-folding doors in the living area or the double uPVC doors in the kitchen area. There is a paved patio with space for seating, planters with shrubs border the patio area, steps lead down to the lawned area of the garden. A dwarf wall with fencing over forms the boundary to two sides of the property with traditional fencing to the third side.

**Park Row**



ARIEL



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.

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.

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.

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:

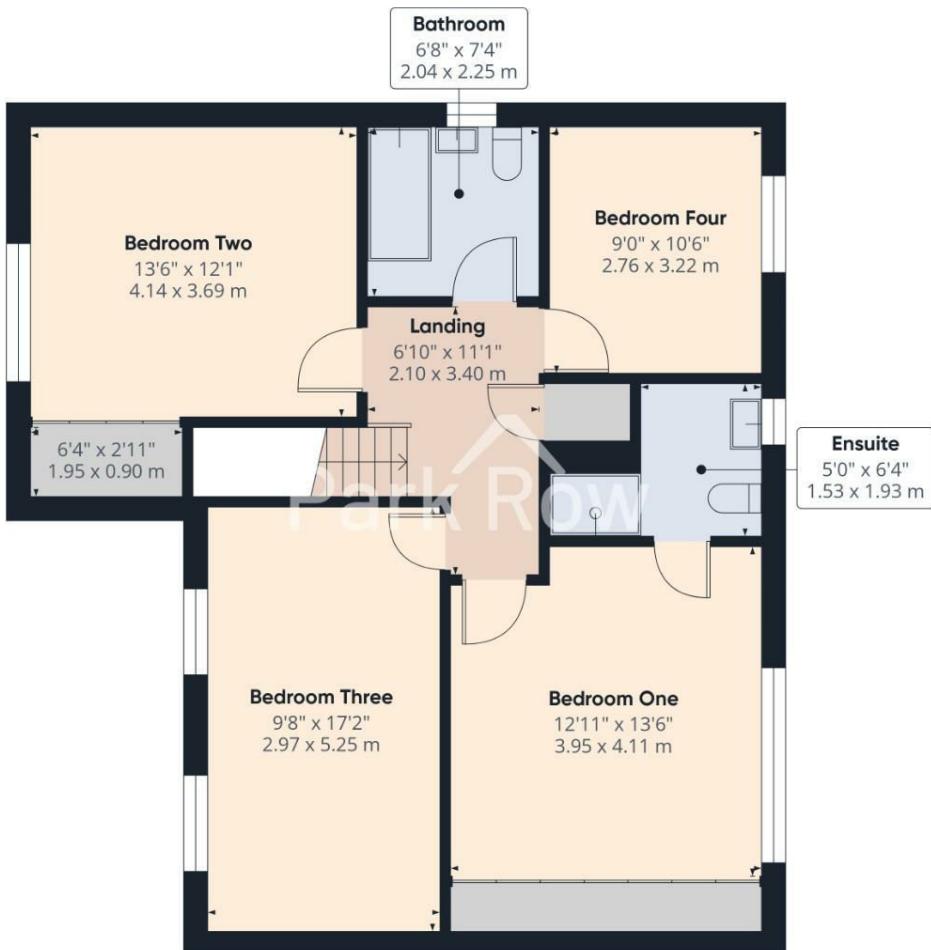
SHERBURN IN ELMET - 01977 681122

SELBY - 01757 241124

GOOLE - 01405 761199

PONTEFRACT & CASTLEFORD - 01977 791133





Approximate total area⁽¹⁾
813 ft²
75.5 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.

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