

# Park Row

The proactive estate agent



**Orchard Drive, Sherburn In Elmet, Leeds, LS25 6GJ**

**Offers In Excess Of £200,000**



**\*\*END TERRACE\*\*TWO BEDROOMS\*\*ENCLOSED REAR GARDEN\*\*DOWNSTAIRS  
WC\*\*DRIVEWAY\*\*IDEAL FOR FAMILIES OR FIRST TIME BUYERS\*\*EPC B\*\*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!**



FEDERATION  
OF INDEPENDENT  
AGENTS

## INTRODUCTION

Nestled in the charming area of Sherburn In Elmet, Leeds, this delightful end terrace house on Orchard Drive presents an excellent opportunity for families and first-time buyers alike. Spanning a comfortable 616 square feet, the property boasts two well-proportioned bedrooms, making it an ideal space for those looking to settle down.

Upon entering, you will find a welcoming reception room that offers a perfect setting for relaxation or entertaining guests. The property also features a convenient downstairs WC, enhancing the practicality of the living space. The enclosed rear garden provides a private outdoor area, perfect for children to play or for hosting summer barbecues.

Parking is made easy with space for two vehicles on the driveway, ensuring that you will never have to worry about finding a spot. The energy performance certificate rating of B indicates that this home is energy efficient, which is not only beneficial for the environment but also for your utility bills.

This property is ideally situated in a friendly neighborhood, close to local amenities and schools, making it a wonderful choice for families. With its appealing features and prime location, this end terrace house on Orchard Drive is a must-see for anyone looking to make a new home in Sherburn In Elmet. Don't miss the chance to view this lovely property and envision your future here.

## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through the uPVC door with two glass panel inserts which lead into;

### ENTRANCE HALLWAY

3'4" x 8'11"



Stairs which lead to the first floor accommodation, central heating radiator and internal doors which leads into;

### WC

5'4" x 2'11"



An obscure double glazed window to the front elevation. Fitted with a white suite comprising a close-coupled WC, hand basin with chrome taps over and a central heating radiator.

### LOUNGE

13'11" x 10'0"



A double glazed window to the front elevation, a central heating radiator, under stairs storage and an internal door which leads into;



## KITCHEN/DINING AREA 13'3" x 7'10"



A double-glazed window to the rear elevation, double-glazed double doors leading out to the rear garden. The kitchen is fitted with wall and base units in a grey shaker-style finish with stainless steel handles, complemented by a roll-edge laminate worktop, one and a half stainless steel sink with a chrome mixer tap over, a four-ring electric hob with an electric oven below, an extractor fan fitted over with a glass splash back. Space for a freestanding fridge/freezer and plumbing for a washing machine. Additional features include a central heating radiator and ceiling spotlights.



## FIRST FLOOR ACCOMMODATION

**LANDING**  
3'4" x 3'1"



**BEDROOM TWO**  
9'8" x 6'9"

**BEDROOM ONE**  
12'0" x 12'9"



A double glazed window to the rear elevation, central heating radiator and loft access.

Two double glazed windows to the front elevation, a central heating radiator, fitted wardrobes with glass sliding doors and an internal door leading to a storage cupboard.

## BATHROOM

6'3" x 6'3"



An obscure double-glazed window to the rear elevation, a modern white suite including a panelled bath with chrome taps and shower attachment, glass shower screen, hand basin with chrome taps over, close-coupled WC, and a chrome heated towel rail, LED spotlights and an extractor fan to the ceiling, full tiling around the bath/shower area and half tiling around the wash basin and WC.

## FRONT



A tarmac driveway provides off-road parking, with additional paving and a grassed area to the left offering potential for further parking. A pathway leads to the front entrance and continues around the side of the property, providing access to the rear garden.



## REAR



The rear garden can be accessed via a footpath to the left of the property through a wooden pedestrian gate, or directly from the kitchen/dining area through the double doors which open onto a paved patio with space for outdoor seating. The remainder of the garden is mainly laid to lawn, enclosed by wooden fencing on all three sides, and benefits from an outside tap and external lighting.



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## AERIAL



## 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.

## 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.

## **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.

## **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

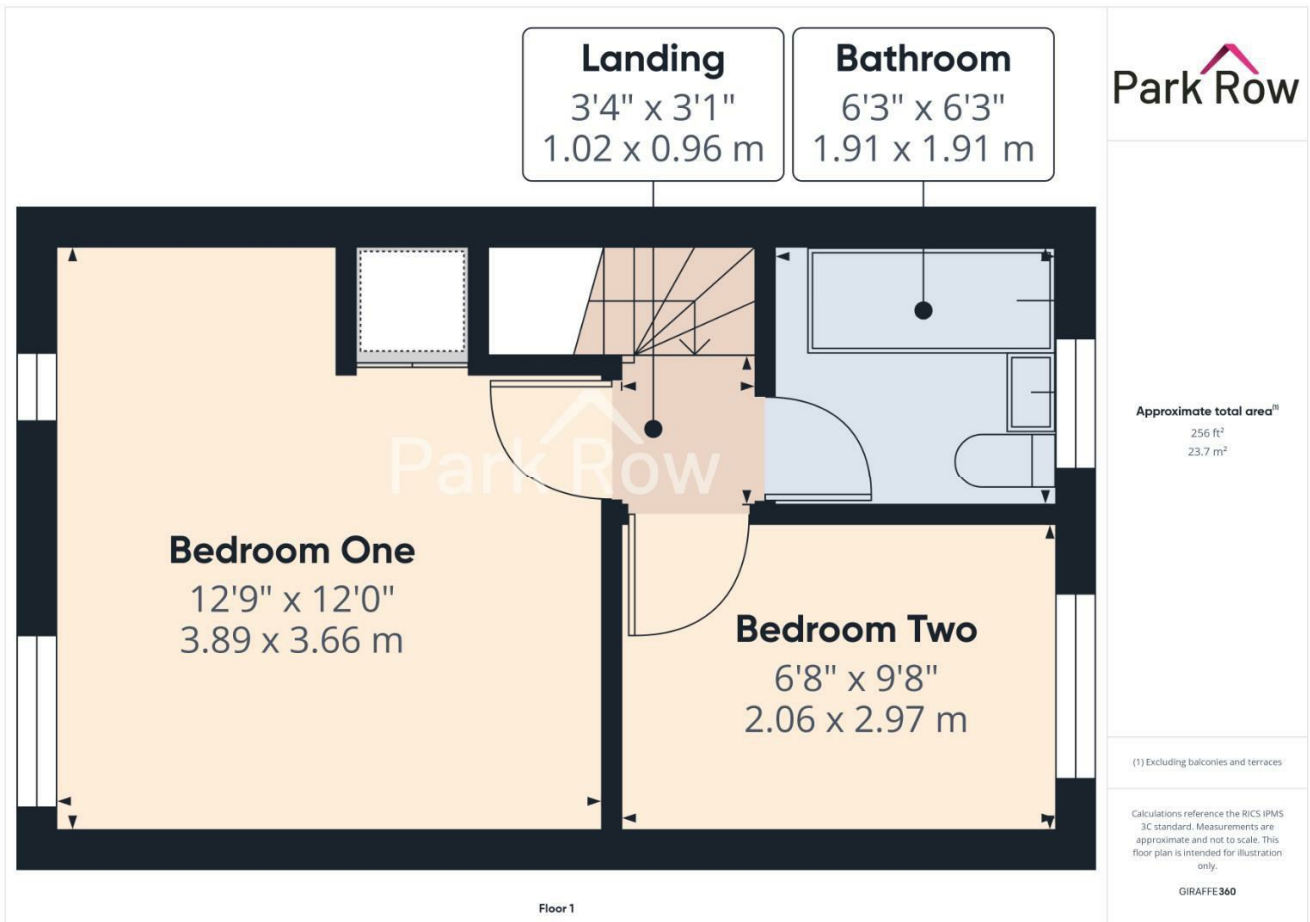
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122  
SELBY - 01757 241124  
GOOLE - 01405 761199  
PONTEFRACT & CASTLEFORD - 01977 791133

## **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.







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

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