Park Row

The proactive estate agent



Hamilcar Close, Sherburn In Elmet, Leeds, LS25 6QE

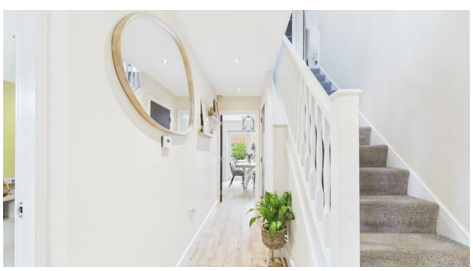
Offers In Excess Of £425,000

4 2 1 B

** STONE BUILT DETACHED HOME ** FOUR BEDROOMS ** OFF STREET PARKING ** ESTABLISHED GARDENS ** GARAGE ** UTILITY ROOM ** DOWNSTAIRS W/C ** EN-SUITE**PERFECT HOME FOR 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!







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INTRODUCTION

Nestled in the charming area of Hamilcar Close, Sherburn In Elmet, Leeds, this beautifully presented detached family home offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by a welcoming open plan kitchen, dining, and living area, which is bathed in natural light thanks to double doors that lead out to the well-established enclosed rear garden. This seamless connection between indoor and outdoor spaces makes it perfect for entertaining or simply enjoying family time in a tranquil setting. Additionally, a separate lounge provides a cosy retreat for relaxation.

The property boasts a utility room and a convenient downstairs w/c, enhancing the practicality of family life. Off-street parking is available for two cars, along with a half-sized garage that offers ample storage space, ensuring that all your needs are met.

This delightful home is not only well-appointed but also situated in a friendly neighbourhood, making it an excellent choice for those looking to settle in a community-oriented area. With its thoughtful design and ample living space, this property is a must-see for families seeking their next home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door which leads into;

ENTRANCE HALLWAY

14'11" x 3'2" (4.56 x 0.98)



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

DOWNSTAIRS W/C

6'3" x 3'1" (1.91 x 0.95)



Includes; a close coupled w/c, a hand basin set within a green shaker-style unit with space for storage, half tiled wall behind the hand basin and a central heating radiator.

LOUNGE

14'11" x 11'6" (4.55 x 3.53)



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





KITCHEN/DINING/LIVING ROOM
29'3" x 10'6" (8.92 x 3.21)





A double glazed window to the rear elevation, a full height double glazed window to the rear elevation, double glazed double doors which lead out to the rear garden, grey shaker-style base units, white shaker-style wall units, square edge quarts worktop, drainer sink set within the worktop with gold taps over, tiled splashback, integral double ovens, integral fridge/freezer, integral dishwasher, four ring induction hob with a built in extractor fan over, a built in media wall with a decorative fireplace/storage cupboards and electrics for a TV, two central heating radiators and a door which leads into;









UTILITY ROOM

10'1" x 7'3" (3.08 x 2.22)



A composite door with a double glazed glass panel within which leads out to the side of the property, white shaker-style wall and base units, oak worktop, space and plumbing for a washing machine and a dryer, built in coat and shoe storage plus a central heating radiator.



FIRST FLOOR ACCOMMODATION

LANDING

16'1" x 6'6" (4.92 x 1.99)

A double glazed window to the front elevation, a door which leads into a storage cupboard, loft access and further internal doors which lead into;

BEDROOM ONE
14'9" x 11'8" (4.50 x 3.56)



A double glazed window to the rear elevation, built in wardrobes with mirrored sliding doors, a central heating radiator and a door which leads into;



EN-SUITE
6'5" x 5'9" (1.97 x 1.76)



An obscure double glazed window to the rear elevation and includes; a close coupled w/c a pedestal hand basin with chrome taps over, a fully tiled mains shower with a glass shower screen plus a central heating radiator.

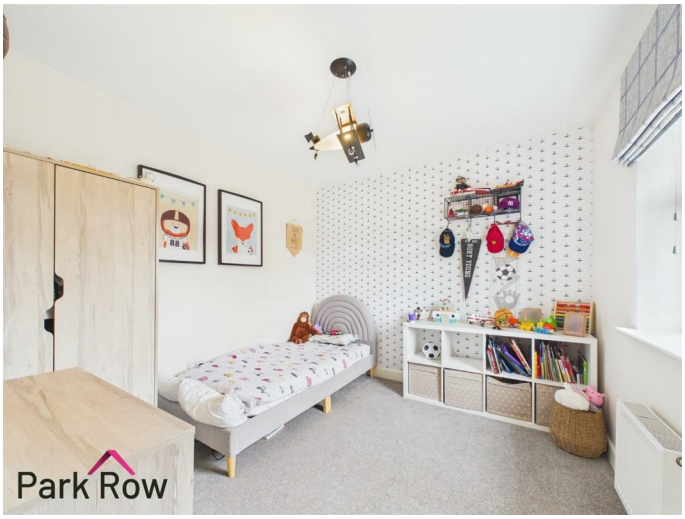
BEDROOM TWO
11'2" x 9'6" (3.42 x 2.90)



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



BEDROOM THREE
10'7" x 9'9" (3.24 x 2.98)



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



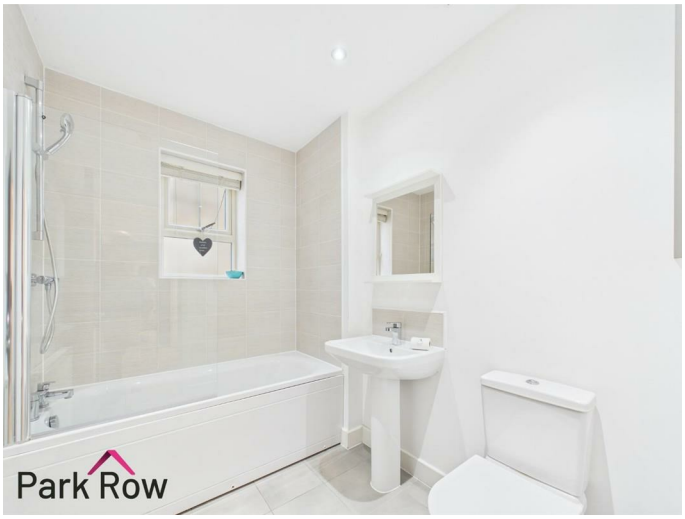
BEDROOM FOUR
11'6" x 8'11" (3.53 x 2.73)



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



BATHROOM
7'10" x 6'0" (2.40 x 1.84)



An obscure double glazed window to the front elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower over and a glass shower screen, a central heating radiator, fully tiled around the bath and half tiled to the remaining walls.

EXTERIOR

FRONT



To the front of the property there is a driveway with space for parking, access into the garage, a paved pathway which leads to the rear garden, a border filled with mature trees and bushes, a paved pathway which leads to the entrance door and the rest is mainly lawn.



GARAGE
10'2" x 7'3" (3.12 x 2.21)

Accessed via the sage green up and over door from the driveway and includes; power, lighting and space for storage.

REAR



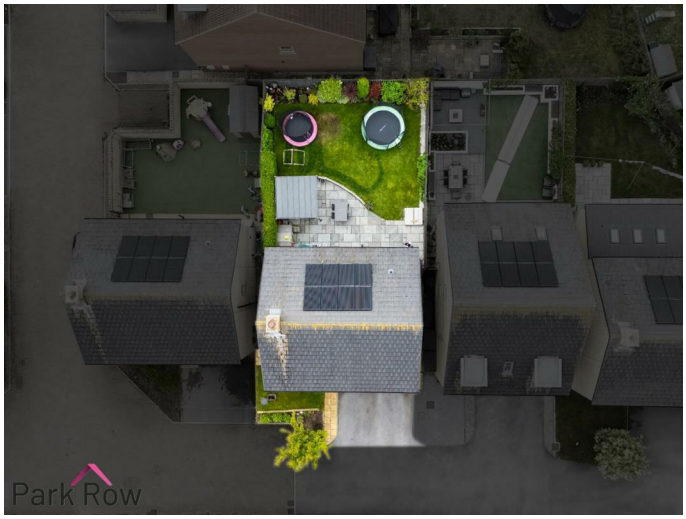
Accessed via the pathway at the front of the property and through the double doors in the kitchen/dining/living room where you will step out onto; a curved paved patio area with space for outdoor seating, a pergola over the patio area, borders filled with a variety of bushes, perimeter wooden fencing to all three sides and the rest is mainly lawn.







AERIAL PHOTO





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.

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

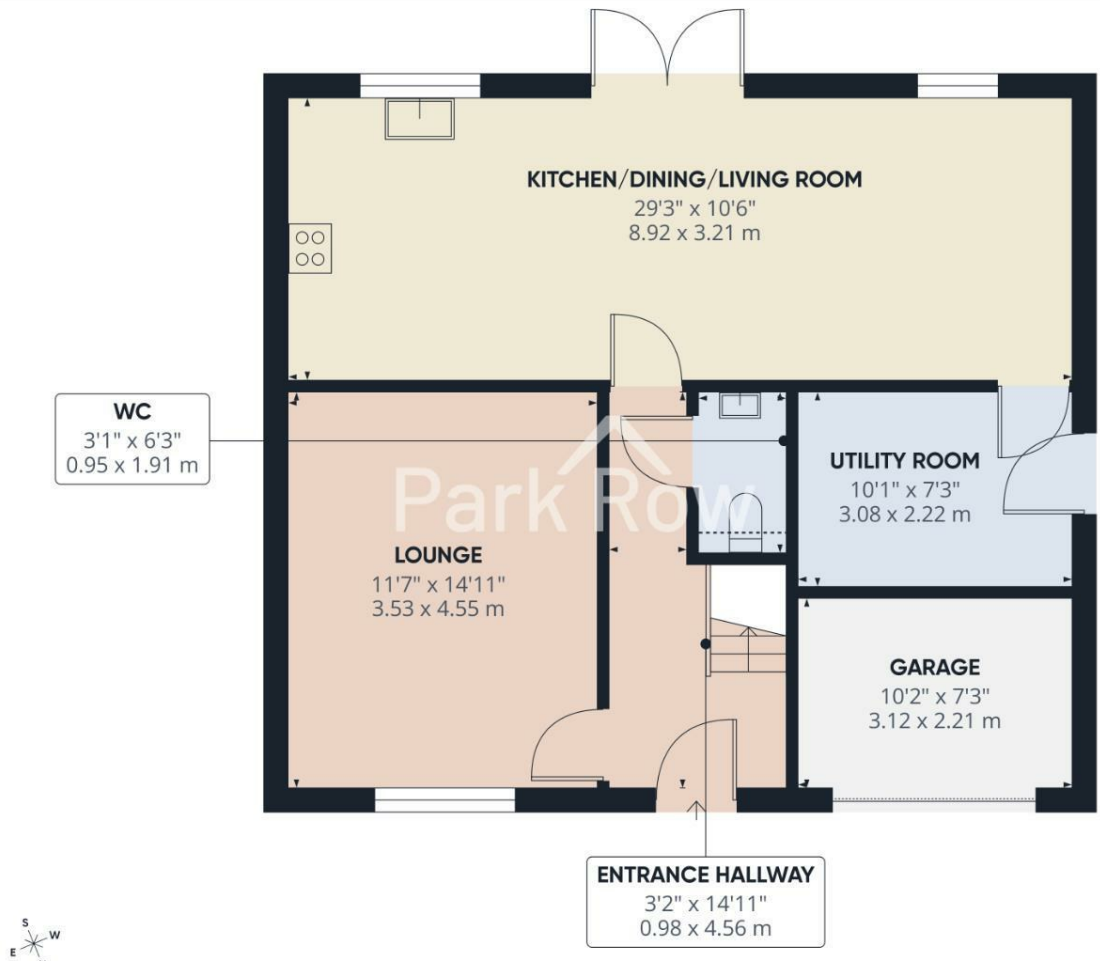
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: 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.

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.



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Approximate total area[1]

736 ft²

68.5 m²

Reduced headroom

2 ft²

0.2 m²

(1) Excluding balconies and terraces

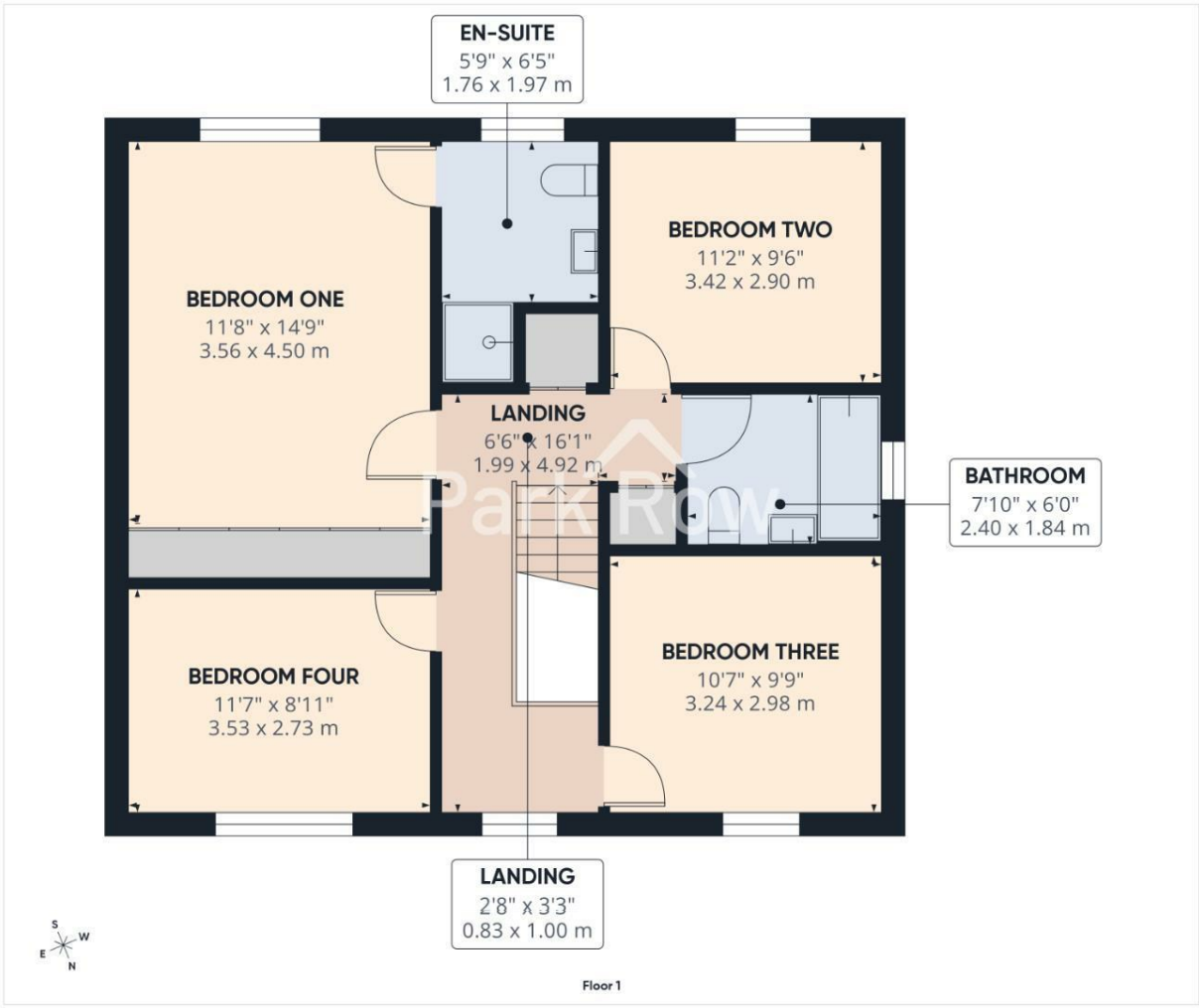
Reduced headroom

..... 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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Park Row

Approximate total area(1)

715 ft²

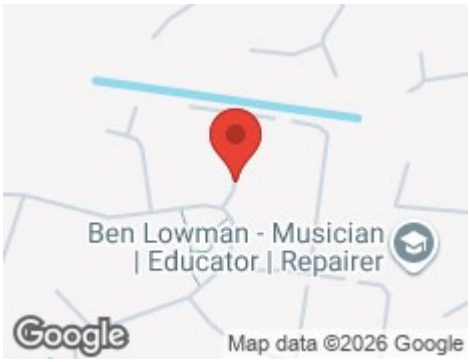
66.5 m²

(1) Excluding balconies and terraces

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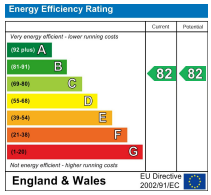
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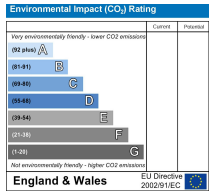












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