

# Park Row

The proactive estate agent



**Church Hill, Sherburn In Elmet, Leeds, LS25 6AX**

**Offers In Excess Of £450,000**



**\*\*DETACHED HOME\*\*BESPOKE BUILD\*\*FOUR BEDROOMS\*\*DOWNSTAIRS W/C\*\*ENSUITE TO MASTER BEDROOM\*\*ENCLOSED REAR GARDEN\*\*DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES\*\*UTILITY ROOM\*\*REAR HAS ACCESS TO OPEN PLAYING FIELDS\*\***

**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 Church Hill, Sherburn In Elmet, this delightful detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms, including a master suite complete with an ensuite bathroom, this home is ideal for families seeking both space and privacy.

The property features a well-appointed reception room, providing a welcoming atmosphere for relaxation and entertaining. Additionally, the downstairs w/c adds to the practicality of the layout, making it easy for guests and family alike.

Step outside to discover an enclosed rear garden, perfect for enjoying sunny days or hosting gatherings. The property is thoughtfully positioned to back onto the picturesque Eversley Park, allowing residents to enjoy serene views and easy access to green spaces for leisurely walks or family outings. The garden offers a safe space for children to play and for adults to unwind. For those with vehicles, the property includes a basement for extra storage or secure parking.

Situated in the sought-after location of Sherburn In Elmet, this home is close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property presents a wonderful opportunity to enjoy a peaceful lifestyle in a vibrant community. Don't miss your chance to make this lovely house your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a black composite door with double glazed obscure windows within which leads into;

### PORCH

4'0" x 5'3" (1.24 x 1.62)



Double glazed windows to all three elevations, central heating radiator and a wooden door with glazed windows within which leads into;

## KITCHEN/DINING ROOM 20'8" x 13'7" (6.32 x 4.15)



Double glazed window to the front elevation, double glazed window to the side elevation, central heating radiator, glossy white base and wall units, dark brown laminate worktops, integral double oven, integral fridge/freezer, stainless steel one and a half sink with a chrome tap over, island to the center, induction hob built into the island with a built in extractor fan over, space and electrics for a wall hung TV, LED spotlights to the ceiling, double glazed double doors which lead out to the front garden, a door which leads into the hallway and a further internal door which leads into;





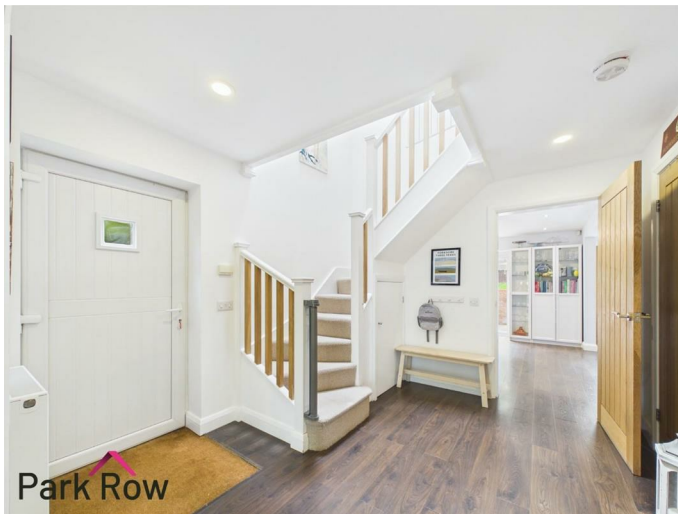
### UTILITY ROOM

5'4" x 9'5" (1.63 x 2.89)

Double glazed window to the side elevation, central heating radiator, base units matching the kitchen, stainless steel drainer sink with a chrome taps over, space and plumbing for a washing machine and dryer, space for an undercounter fridge/freezer and houses the boiler.

### HALLWAY

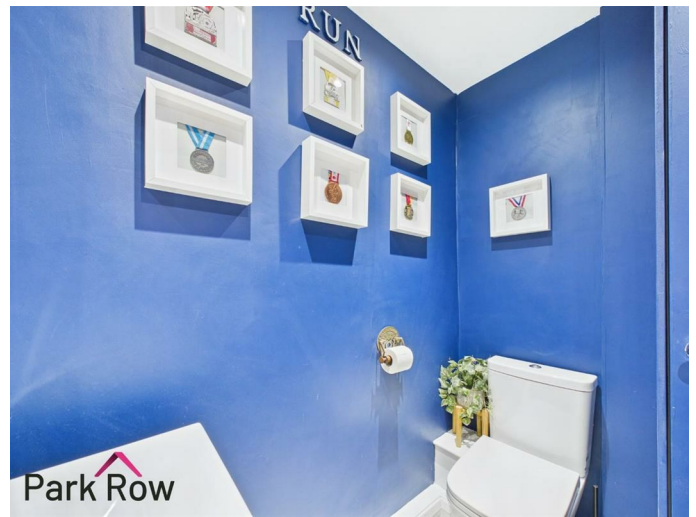
9'6" x 10'6" (2.90 x 3.22)



Central heating radiator, stairs which lead up to the first floor accommodation, under stairs cupboard with space for storage, a door which leads into a storage cupboard, a composite door which leads out to the side of the property and further internal doors which lead into;

### W/C

4'7" x 5'10" (1.41 x 1.80)



White wall hung hand basin with chrome taps over and a unit below with space for storage, close-coupled w/c, heated chrome towel rail and a cupboard with space for storage.

### LOUNGE

20'8" x 13'0" (6.32 x 3.98)



Enter through wooden double doors with glazed windows within, double glazed window to the side elevation, central heating radiator and double glazed bi-fold doors which lead out to the rear garden.



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### FIRST FLOOR ACCOMMODATION

#### LANDING

9'7" x 11'8" (2.94 x 3.57)



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Double glazed Velux window, central heating radiator and internal doors which lead into;

#### BEDROOM ONE

12'10" x 11'6" (3.93 x 3.51)



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



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## ENSUITE

7'5" x 6'7" (2.27 x 2.03)



Double glazed Velux window, hand basin with chrome taps over set within a black unit with space for storage, shelves with space for storage, close-coupled w/c, fully tiled mains shower with glass shower screen and a grey metal heated towel rail.



## BEDROOM TWO

10'8" x 12'1" (3.27 x 3.69)



Double glazed window to the front elevation, central heating radiator and a built in wardrobe.



### BEDROOM THREE

9'8" x 12'7" (2.96 x 3.84)



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

### BEDROOM FOUR

10'8" x 8'0" (3.27 x 2.45)



Double glazed Velux window and a central heating radiator

### BATHROOM

7'6" x 7'7" (2.29 x 2.33)



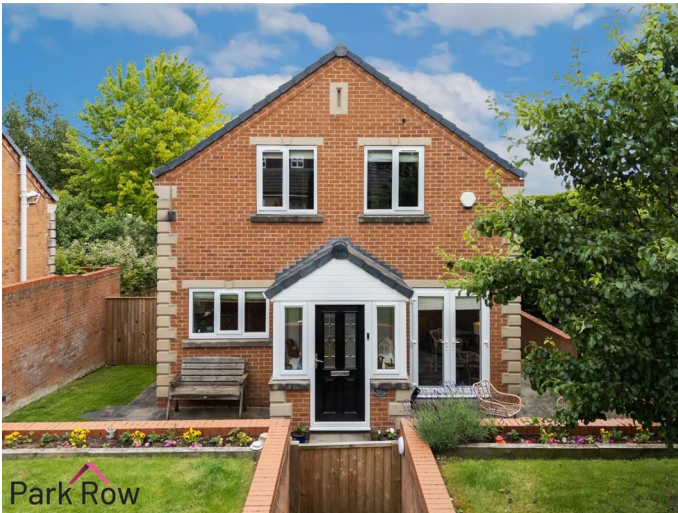
Double glazed Velux window, pedestal hand basin with a chrome tap over, close-coupled w/c, panel bath with chrome taps over, fully tiled mains shower with a glass shower screen and a heated chrome towel rail.

### EXTERIOR

## FRONT



Decorative stone driveway on a higher level with space for parking, stone steps leading down to a wooden gate with areas of lawn either side, flowerbeds filled with shrubs, stone patio with space for seating, grass area with space for storage to the left hand side, wooden fencing to the left hand side, half wooden half brick fencing to the right hand side, an external door at the right hand side of the property leading into the hallway and access to the rear garden through a wooden gate to the right hand side of the property.



## REAR



Accessed via the double doors in the lounge and the wooden gate to the side of the property where you will step out onto; wooden decked area with space for seating, glass banister, doors underneath with has space for storage and wooden stairs which lead down the rest of the rear garden, grass area with space for seating, a tree surrounded by decorative stones, wooden fencing to the left and back sides, half wooden and half stone fencing to the right hand side and a gate which leads out to open playing fields of Eversley Park.



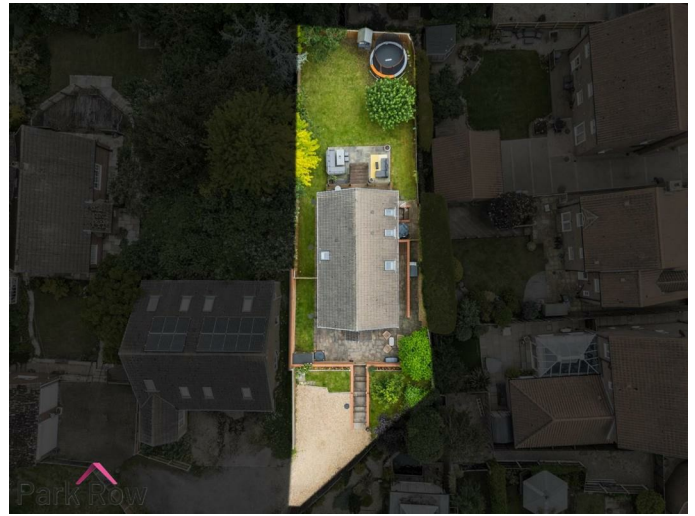


## BASEMENT

13'3" x 21'2" (4.06 x 6.46)

Accessed via the side of the property down steps and through a white uPVC door with a double glazed obscure glass window within and includes; lighting, power and space for storage.

## 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.

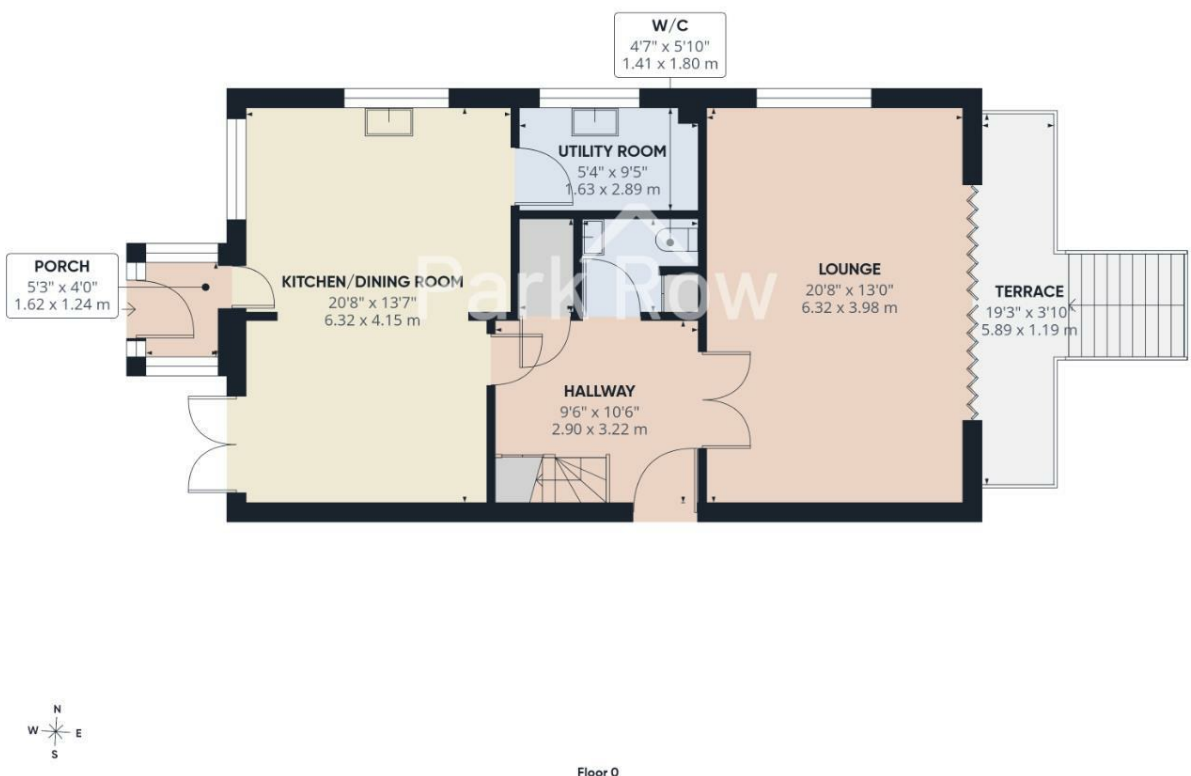
## VIEWINGS

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<sup>(1)</sup>**

777 ft<sup>2</sup>  
72.2 m<sup>2</sup>

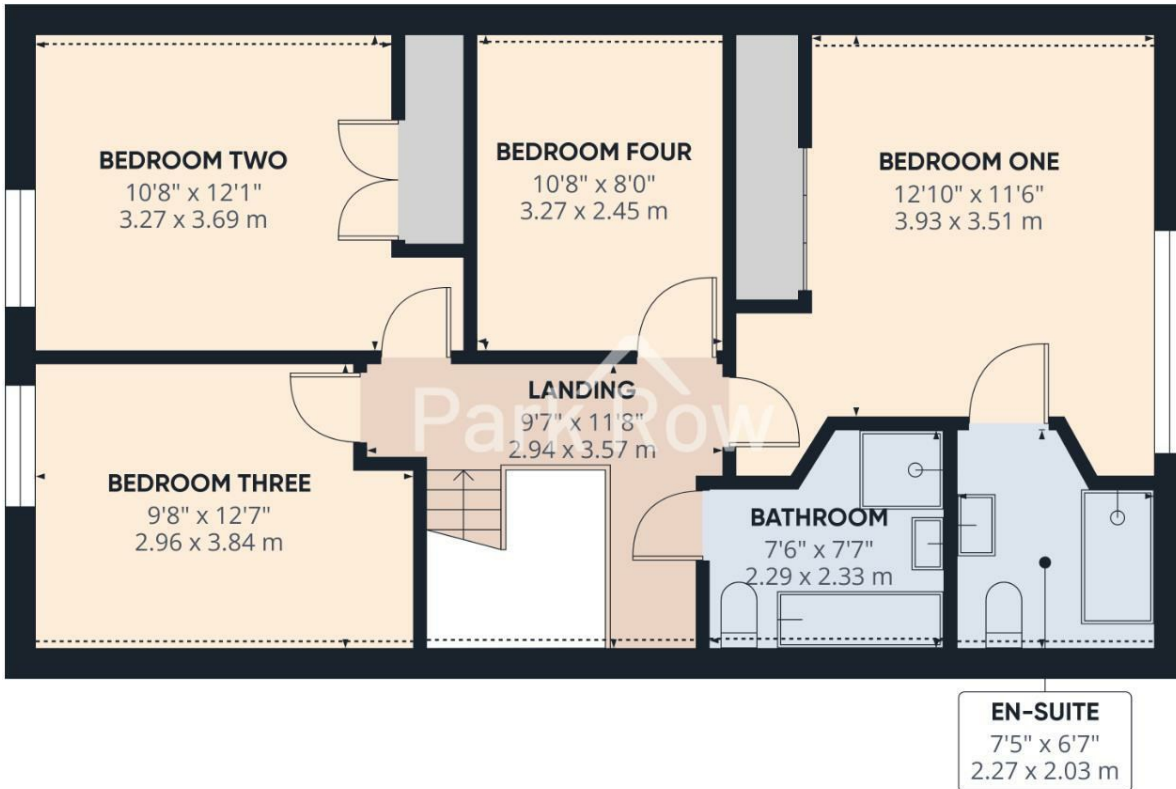
**Balconies and terraces**

109 ft<sup>2</sup>  
10.1 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



**Approximate total area<sup>(1)</sup>**  
702 ft<sup>2</sup>  
65.3 m<sup>2</sup>

**Reduced headroom**  
17 ft<sup>2</sup>  
1.6 m<sup>2</sup>

(1) Excluding balconies and terraces

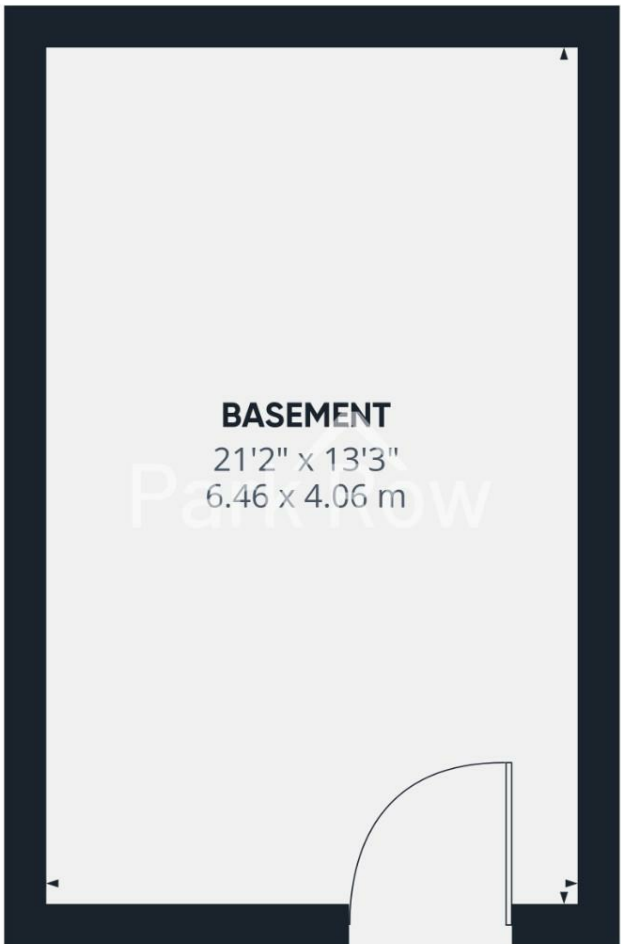
Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Floor 1



**BASEMENT**

21'2" x 13'3"  
6.46 x 4.06 m



Floor -1

Approximate total area<sup>(1)</sup>  
283 ft<sup>2</sup>  
26.3 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.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Rating	Current	Potential	Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
<b>A</b> (91-100)			<b>A</b> (91-100)		
<b>B</b> (81-90)			<b>B</b> (81-90)		
<b>C</b> (71-80)			<b>C</b> (61-80)		
<b>D</b> (61-70)			<b>D</b> (51-60)		
<b>E</b> (51-60)			<b>E</b> (41-50)		
<b>F</b> (41-50)			<b>F</b> (31-40)		
<b>G</b> (31-40)			<b>G</b> (21-30)		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	