

# Park Row



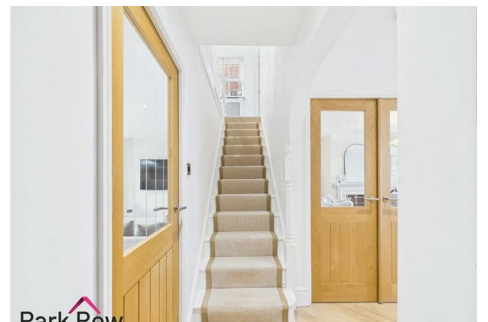
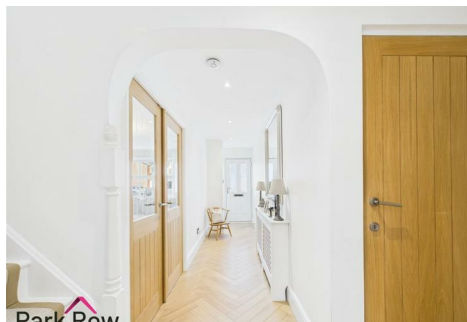
**Pasture Avenue, Sherburn In Elmet, Leeds, LS25 6LG**

**Offers In Excess Of £400,000**



**\*\*DETACHED HOUSE\*\*FOUR BEDROOMS\*\*EN-SUITE\*\*BATHROOM\*\*DRIVEWAY\*\*ECLOSED GARDEN\*\*GARAGE\*\*OPEN PLAN KITCHEN/LIVING/DINING AREA\*\*UTILITY ROOM\*\*SOUGHT AFTER LOCATION\*\*PERFECT FOR FIRST TIME BUYERS OR A 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 desirable area of Pasture Avenue, Sherburn In Elmet, this charming detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,430 square feet, the property boasts four well-proportioned bedrooms, making it an ideal choice for families or first-time buyers seeking ample space.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an open plan kitchen, living, and dining area. This contemporary layout is perfect for entertaining and family gatherings, with a stylish kitchen island that serves as a focal point for culinary creativity. The utility room adds practicality to daily life, ensuring that chores are kept out of sight.

The property features two bathrooms, including an en-suite, providing convenience for busy mornings and ensuring privacy for the master bedroom. Outside, the enclosed garden offers a safe haven for children to play and a tranquil space for adults to unwind. The driveway accommodates parking for up to three vehicles, a valuable asset in this sought-after location.

With its blend of modern amenities and spacious living areas, this detached house on Pasture Avenue is not just a property; it is a place to call home. Whether you are looking to settle down with your family or embark on your first home-buying journey, this residence is sure to meet your needs and exceed your expectations. Don't miss the opportunity to make this delightful house your own.

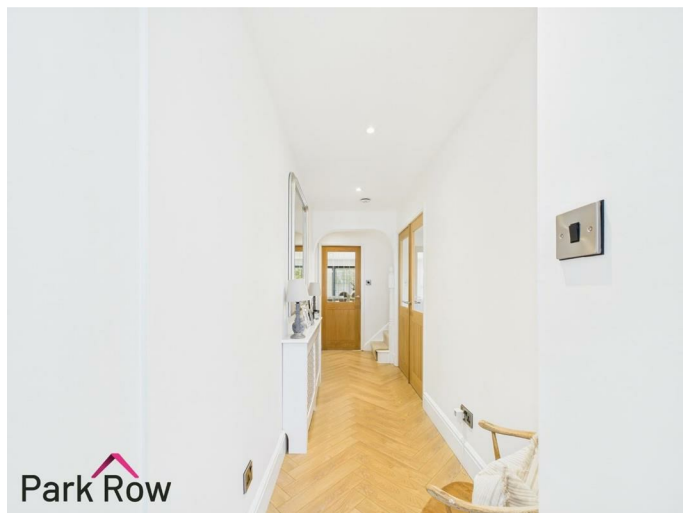
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

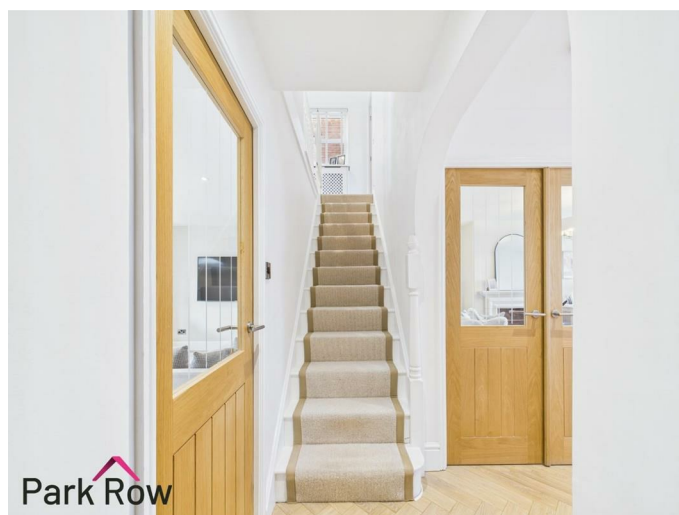
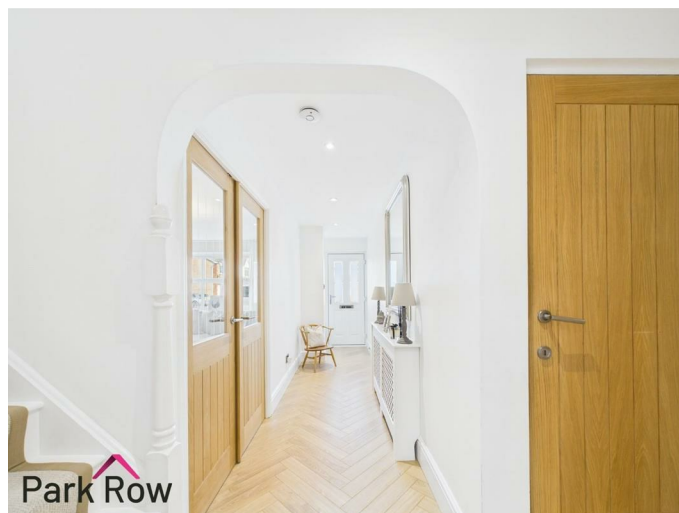
Enter through a black composite door with decorative glazed panels within and an adjacent full height frosted glass panel which leads into;

### ENTRANCE HALLWAY

18'3" x 4'9" (5.57 x 1.46)



A central heating radiator, stairs which lead up to the first floor accommodation and oak internal doors which lead into;



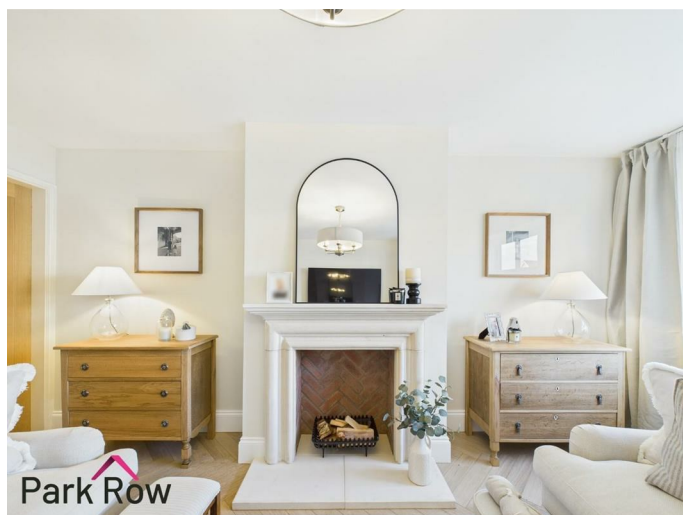
### LIVING ROOM

15'7" x 11'0" (4.77 x 3.36)



Double glazed windows to the front elevation, central heating

radiator, an oak internal door which leads into a storage cupboard plus a decorative stone effect fireplace surround with a raised hearth and brick herringbone inset.

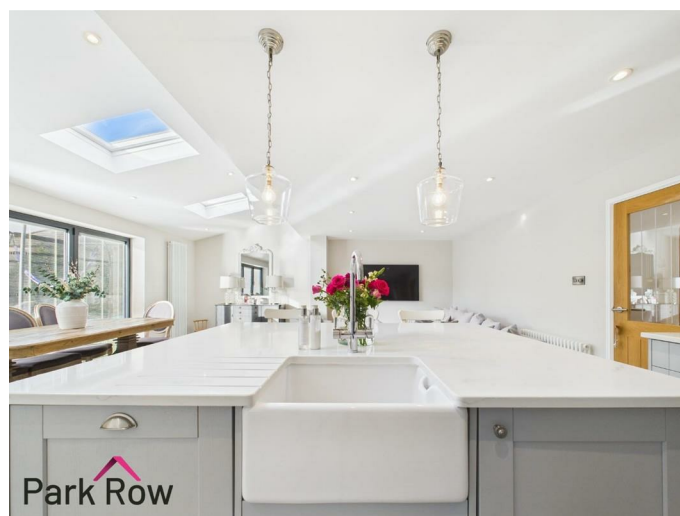


## KITCHEN / LIVING / DINING AREA

19'11" x 23'9" (6.08 x 7.26)



Aluminium bi fold doors to the rear elevation, three Velux style roof windows, fitted with light grey shaker style wall and base units with complementary marble work surfaces and matching upstands, a central island unit with additional storage, Belfast sink with chrome mixer tap over set within the island, space for freestanding cooker with tiled splash back and concealed extractor fan above plus vertical central heating radiators.





## UTILITY ROOM

10'2" x 7'6" (3.12 x 2.30)



Fitted with navy shaker style wall and base units with brass handles and wood effect work surfaces, features a stainless steel sink with mixer tap set within the worktop, vertical central heating radiator, space and plumbing for washing machine, Herringbone wood effect flooring, spotlights, and a uPVC door provides access to side elevation.

## WC

2'8" x 4'7" (0.83 x 1.42)

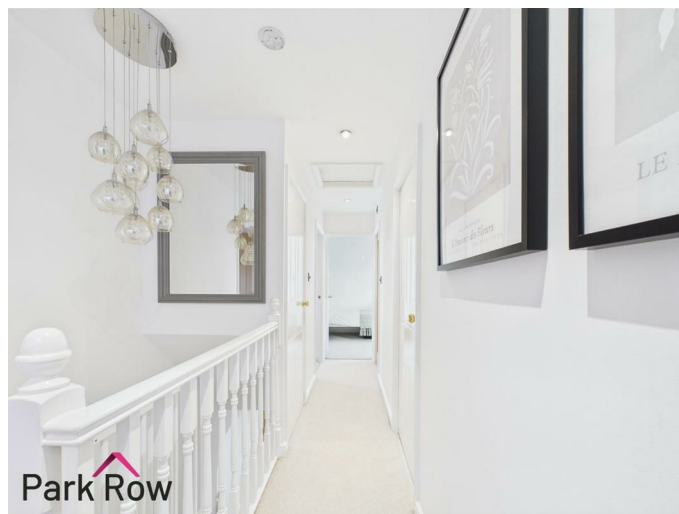


An obscure double glazed window to the side elevation, a white vanity unit and hand basin with chrome mixer tap, a close coupled WC, central heating radiator, wall mounted shelf and chrome towel rail plus patterned tiled flooring.

## FIRST FLOOR ACCOMMODATION

## LANDING

6'1" x 15'9" (1.87 x 4.82)



A double glazed window to side elevation, a central heating radiator, loft access and doors which lead into;

## BEDROOM ONE

9'0" x 13'1" (2.75 x 4.00)

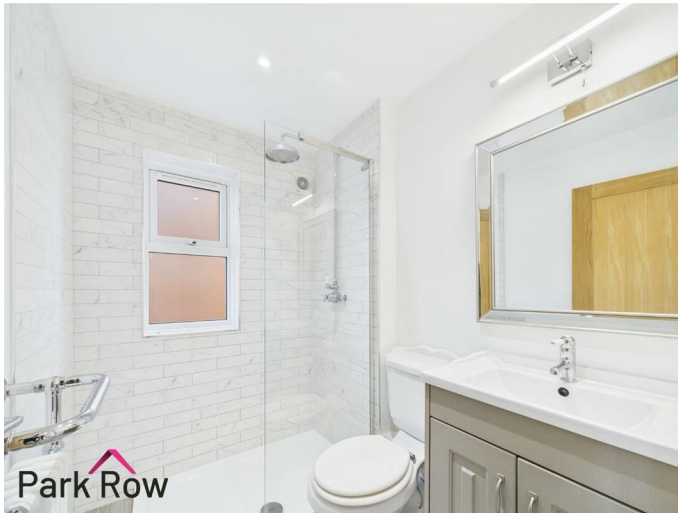


Two double glazed windows to the front elevation, central heating radiator, integrated wardrobes with a sliding door and an internal door that leads into;



### EN SUITE

6'6" x 6'5" (2.00 x 1.98)



A double glazed obscure window to the side elevation and is fitted with a white suite comprising: a close coupled w/c, a light grey shaker style vanity unit with inset hand basin and chrome mixer tap, a walk in shower with glass screen and a traditional exposed chrome thermostatic shower with rainfall head and separate handheld attachment, fully tiled walls, chrome heated towel radiator and a extractor fan.



### BEDROOM TWO

9'8" x 10'5" (2.95 x 3.18)



A double glazed window facing to the front elevation, central heating radiator, fitted with full height build in wardrobes with shaker style doors.



**BEDROOM THREE**  
11'10" x 7'8" (3.62 x 2.36)



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

**BEDROOM FOUR**  
6'6" x 8'10" (2.00 x 2.71)



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

**BATHROOM**  
5'2" x 6'7" (1.58 x 2.02)

Double glazed obscure window to the rear elevation. Fitted with a traditional white suite comprising: a white shaker style vanity unit with marble effect countertop and inset hand basin, close coupled w/c, freestanding roll top bath with chrome mixer taps and handheld shower attachment, chrome column radiator, tiled walls around the bath area, an extractor fan and spotlights.

## EXTERIOR

### FRONT



To the front of the property there is a driveway providing off street parking and access to the integral garage, together with an area of lawn and mature planting to borders, a paved pathway leads to the canopied front entrance door plus a side gate provides access to the rear garden.

SIDE

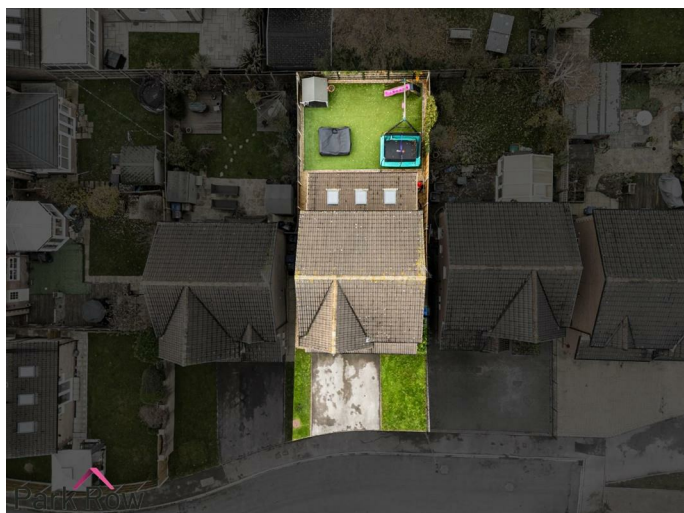
REAR



The rear garden is enclosed by timber fencing and is laid mainly to artificial lawn with gravel borders, paved/gravel pathway running alongside the property and a side gate providing access to the front.



## AREIAL SHOT



## 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

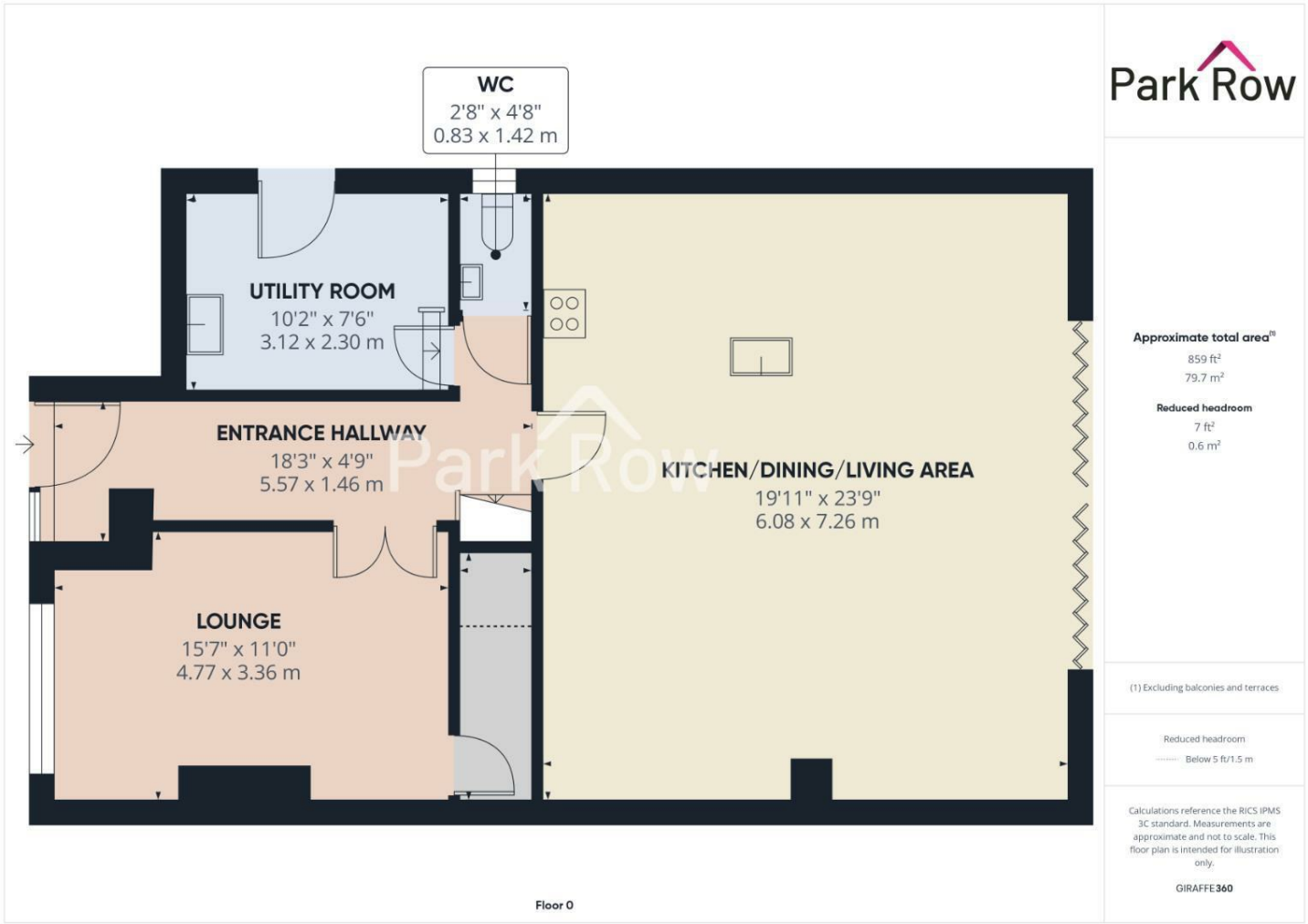
## TENURE AND COUNCIL TAX

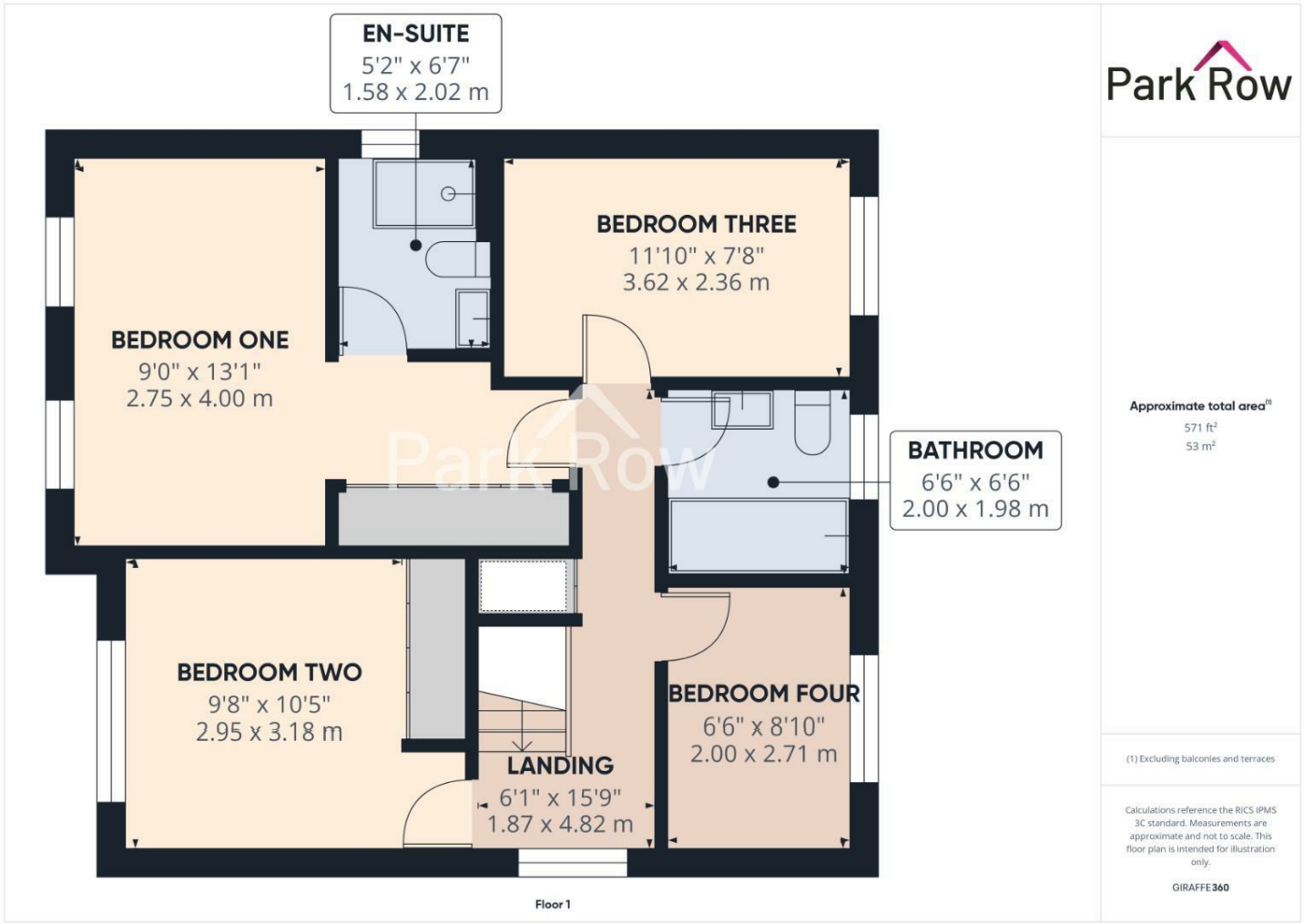
Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: D

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.







Floor 0



Floor 1

**Park Row**

Approximate total area<sup>19</sup>

1430 ft<sup>2</sup>  
132.7 m<sup>2</sup>

Reduced headroom

7 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

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