

# Park Row

The proactive estate agent



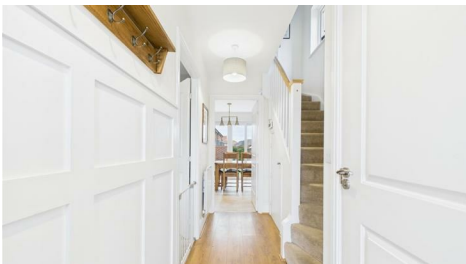
## Barnet Chase, Sherburn In Elmet, LS25 6QJ

Offers In Excess Of £280,000



\*\* SEMI DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* ENSUITE \*\* PRIVATE REAR GARDEN \*\* OFF ROAD PARKING \*\* CLOSE TO COMMUNAL GREEN SPACE \*\* DOWNSTAIRS WC \*\* EPC B \*\* PERFECT FOR FAMILIES OR THOSE LOOKING FOR EXTRA SPACE

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 desirable Barnet Chase area of Sherburn In Elmet, this stunning semi-detached house offers a perfect blend of modern living and comfort. Built in 2018, this new build property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The property boasts two bathrooms, including a convenient ensuite attached to the master bedroom, ensuring privacy and ease for all residents.

The heart of the home is complemented by a private rear garden, providing a tranquil outdoor space for gardening, play, or simply enjoying the fresh air. The property is situated within a sought-after estate, close to communal green spaces, which enhances the appeal for those who appreciate outdoor activities and community living.

Parking is a breeze with space available for two vehicles, adding to the convenience of this lovely home. This property is not just a house; it is a place where memories can be made, and a lifestyle can be enjoyed. With its modern features and prime location, this semi-detached home is a rare find and is sure to attract interest. Don't miss the opportunity to make this delightful property your own.

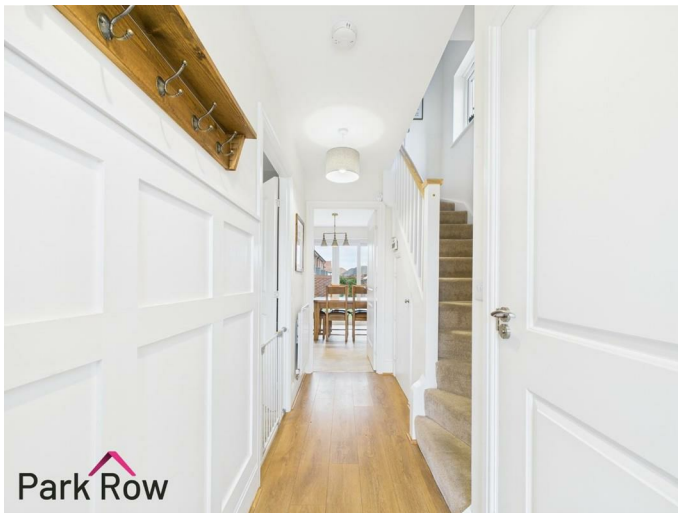
## GROUND FLOOR

### ENTRANCE

Enter through a cream composite door with a glass panel within which leads into;

### HALLWAY

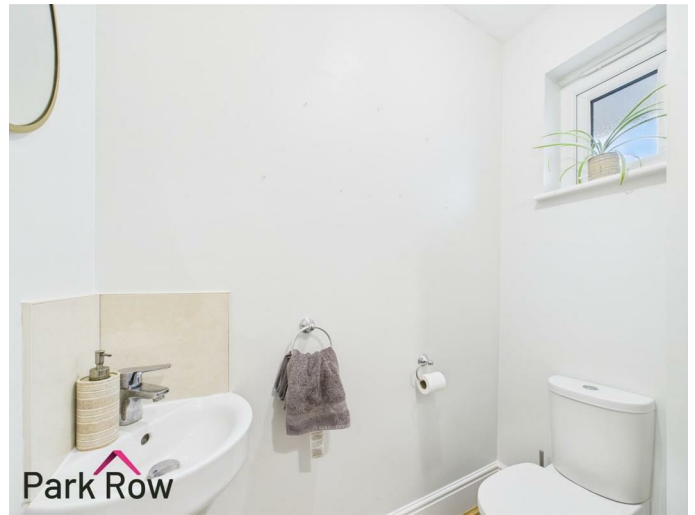
13'6" x 3'4" (4.13 x 1.04)



A central heating radiator, staircase which leads to the first floor accommodation. understairs storage cupboard and a door which leads into;

## WC

5'8" x 2'10" (1.73 x 0.88)



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

## LIVING ROOM

16'1" x 10'10" (4.92 x 3.31)



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



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built in double ovens, four ring gas hob with a stainless steel extractor fan over and stainless steel splashback, wooden worktop, a stainless steel drainer sink with chrome taps over, tiled splashback, integral fridge/freezer, integral dishwasher, under cabinets lighting to the wall units, a door which leads into the storage room, a central heating radiator, a double glazed window to the rear elevation and double glazed double doors which lead out to the rear elevation.



**KITCHEN/ DINING ROOM**  
11'1" x 17'8" (3.39 x 5.41)



**FIRST FLOOR ACCOMMODATION**

Stone coloured shaker-style wall and base units surrounding,



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## BEDROOM TWO

11'8" x 8'10" (3.58 x 2.70)



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

## BEDROOM THREE

8'6" x 8'8" (2.61 x 2.66)



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



## FAMILY BATHROOM

5'6" x 6'6" (1.69 x 2.00)



A double glazed window to the front elevation and includes a white suite comprising; a closed couple WC, a semi -pedestal sink with chrome mixer taps over, a panel bath with mains shower over and a glass shower screen.

## EXTERIOR

### FRONT



To the front of the property there is a concrete driveway with space for parking, a block paved pathway which leads to the front access and a gate to the side of the property giving access to the rear garden, hedging to the front and side, outdoor lighting, and the rest is mainly lawn.



### REAR



Accessed via the gate at the side of the property and the double doors in the kitchen/ dining room where you will step out onto; a block paved area with space for seating, borders filled with various bushes and shrubs to the left and rear boundary, perimeter wooden fencing to the left boundary and brick wall perimeter to the rear and right elevation and the rest is mainly lawn.



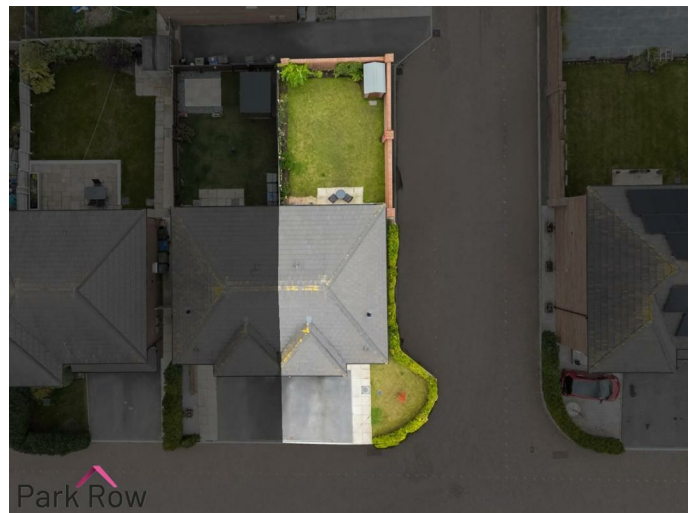
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## AERIAL VIEW



The property sits within a sought after estate, close to communal green space,



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: C

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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)



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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.

## 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.

## 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

## VIEWINGS

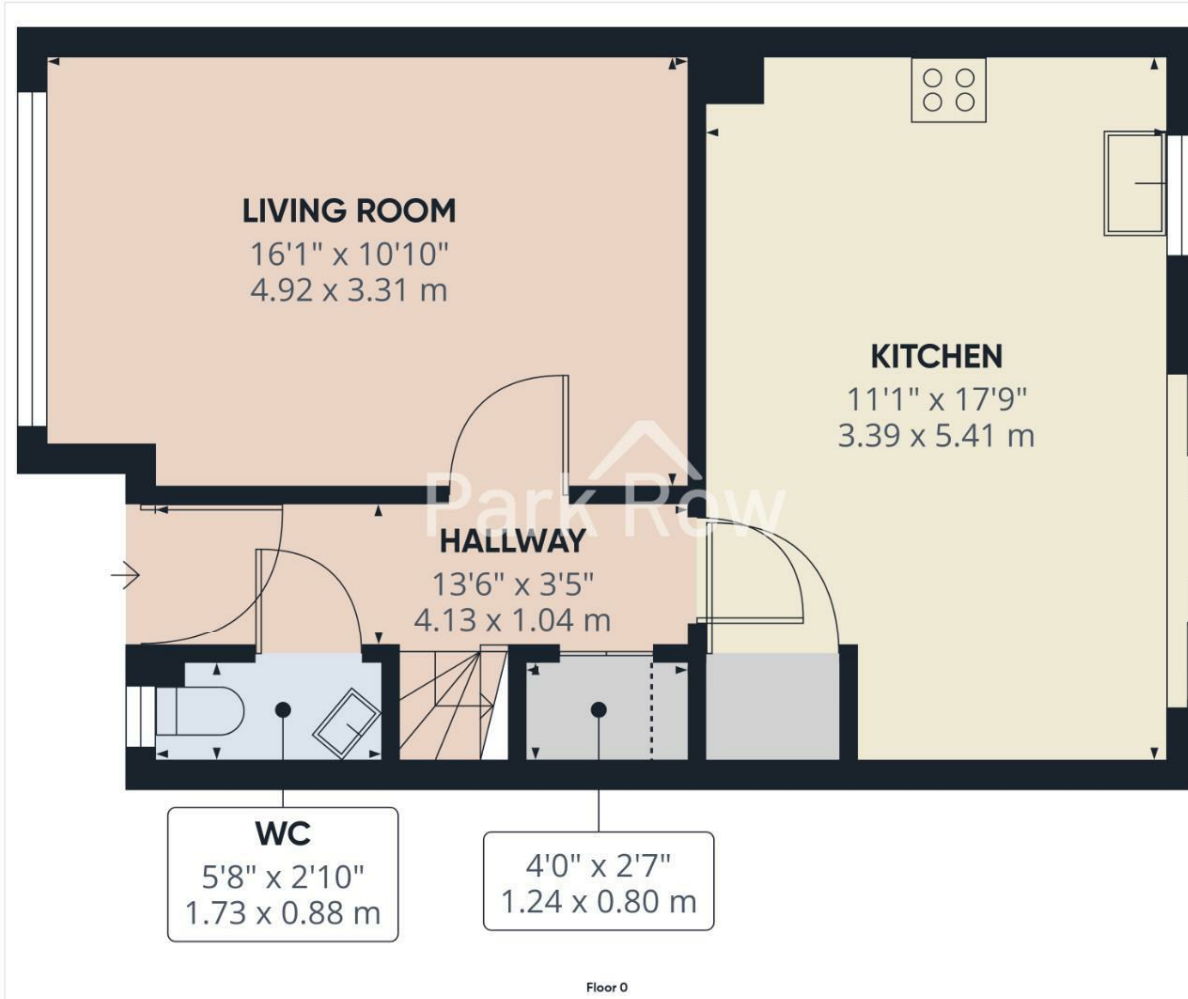
Strictly by appointment with the sole agents.

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>**  
463 ft<sup>2</sup>  
42.9 m<sup>2</sup>

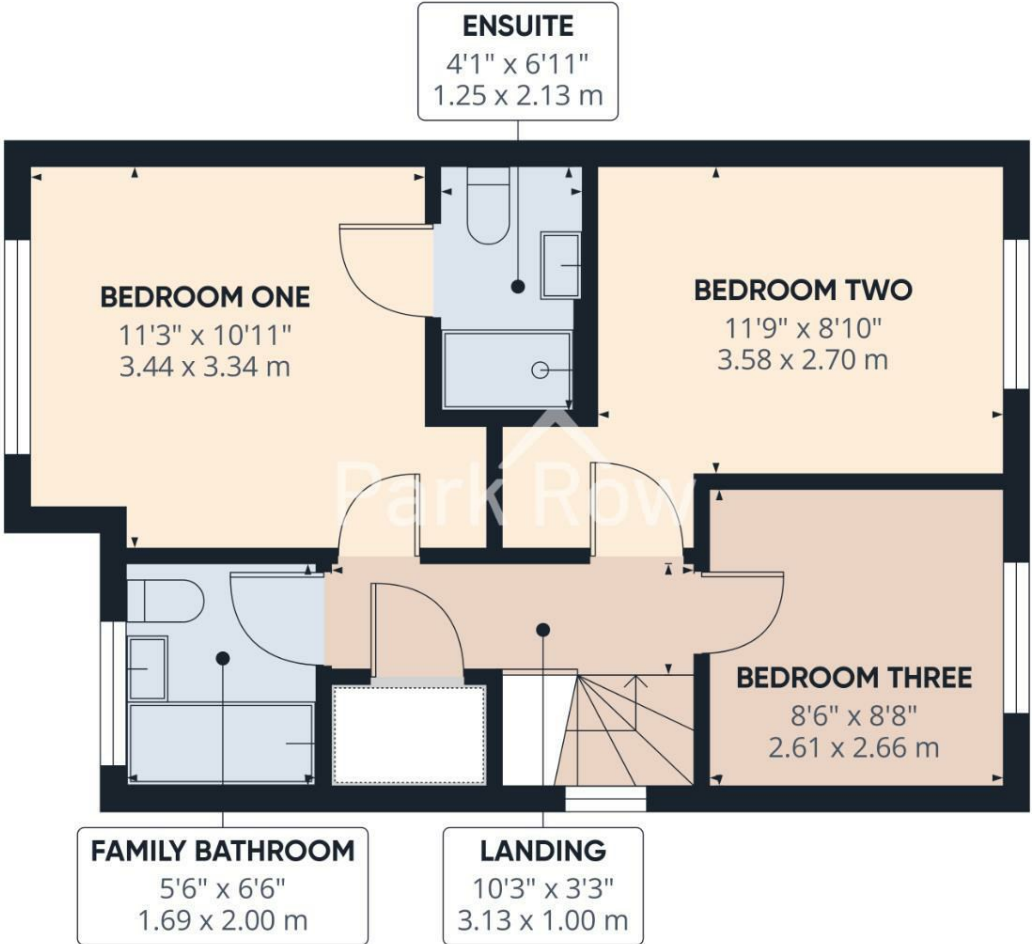
**Reduced headroom**  
7 ft<sup>2</sup>  
0.6 m<sup>2</sup>

(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.

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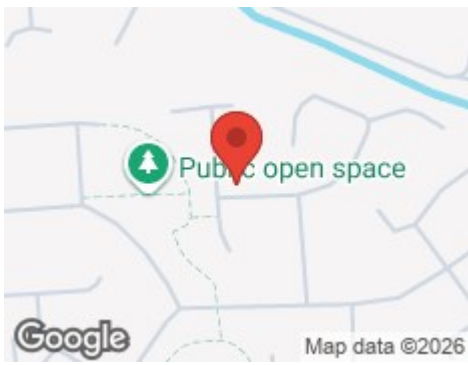
Floor 1

Approximate total area<sup>(1)</sup>  
418 ft<sup>2</sup>  
38.9 m<sup>2</sup>

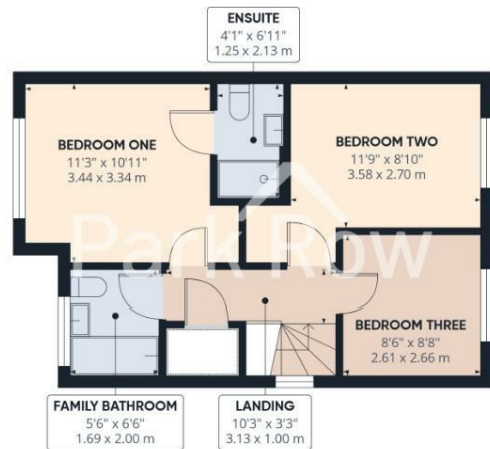
(1) Excluding balconies and terraces

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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Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
881 ft<sup>2</sup>  
81.8 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.

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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A			Very environmentally friendly - lower CO <sub>2</sub> emissions	(82-90) A		
Energy efficient - lower running costs	(81-91) B			Environmentally friendly - lower CO <sub>2</sub> emissions	(61-81) B		
Decent energy efficiency - lower running costs	(69-80) C			Some environmental benefits - lower CO <sub>2</sub> emissions	(41-60) C		
Some energy efficiency - higher running costs	(54-68) D			Not very environmentally friendly - higher CO <sub>2</sub> emissions	(21-40) D		
Not very energy efficient - higher running costs	(39-53) E			Not environmentally friendly - higher CO <sub>2</sub> emissions	(11-20) E		
Energy inefficient - higher running costs	(21-38) F			Very poor environmental performance - higher CO <sub>2</sub> emissions	(1-10) F		
Very poor energy efficiency - higher running costs	(1-20) G			Very poor environmental performance - higher CO <sub>2</sub> emissions	(1-10) G		
EU Directive 2002/91/EC		83	95	EU Directive 2002/91/EC			
England & Wales				England & Wales			



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