

# Park Row

The proactive estate agent



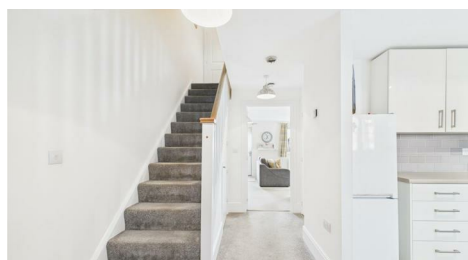
**Orchard Way, Sherburn In Elmet, Leeds, LS25 6FP**

**Offers In Excess Of £220,000**



**\*\*MID-TERRACE\*\*TWO BEDROOMS\*\*OFF STREET PARKING\*\*NO ONWARD CHAIN\*\*ENCLOSED REAR GARDEN\*\*MODERN KITCHEN\*\*PERFECT FOR FIRST TIME BUYERS\*\*DESIREABLE RED ROW ESTATE\*\***

**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 sought-after Red Row Estate of Sherburn in Elmet, this charming mid-terrace house offers an ideal opportunity for first-time buyers. Spanning 761 square feet, the property features two well-proportioned bedrooms and a welcoming reception room, providing ample space for comfortable living.

As you enter, you will appreciate the modern kitchen, which is both stylish and functional. The property also boasts a convenient downstairs w/c, alongside a contemporary family bathroom that caters to all your needs.

Outside, you will find off-street parking, ensuring ease of access. The enclosed rear garden presents an outdoor space, perfect for relaxation or gardening enthusiasts.

This delightful home combines modern living with a friendly community atmosphere, making it a wonderful place to settle down. With its excellent location in Sherburn in Elmet, you will enjoy the benefits of local amenities and transport links, all while residing in a peaceful neighbourhood. This property is not to be missed.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a sage green composite door which leads into;

### ENTRANCE HALLWAY

12'6" x 6'6" (3.82 x 1.99)



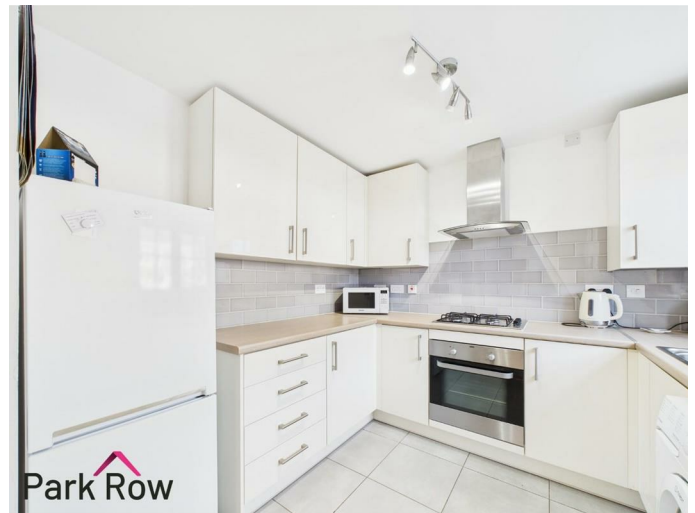
Stairs which lead up to the first floor accommodation, a cupboard door which leads into under-stairs storage, internal doors which lead into the lounge/dining room and the W/C, a central heating radiator and an open doorway which leads into;

## KITCHEN

8'10" x 8'2" (2.71 x 2.51)



A double glazed window to the front elevation, white gloss wall and base units surrounding, roll-edge laminate worktops, tiled splashback, stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, built in oven, four ring gas hob with a built in extractor fan over and tiled flooring.





**LOUNGE/DINING ROOM**  
15'0" x 14'0" (4.59 x 4.28)



A double glazed window to the rear elevation, a central heating radiator and a composite door with an obscure glazed glass panel within which leads out to the rear garden.

**DOWNSTAIRS W/C**  
7'4" x 3'3" (2.25 x 1.01)



Includes a white suite comprising; a close coupled w/c, a

pedestal hand basin with chrome taps over and tiled splashback, a central heating radiator and tiled flooring.

## FIRST FLOOR ACCOMMODATION

### LANDING

9'1" x 6'5" (2.79 x 1.98)



Loft access and internal doors which lead into;

### BEDROOM ONE

14'11" x 11'2" (4.55 x 3.42)



Two double glazed window to the rear elevation, a door which leads into a storage cupboard and a central heating radiator.



### BEDROOM TWO

15'6" x 8'4" (4.73 x 2.55)



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



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## BATHROOM

6'4" x 5'6" (1.95 x 1.68)



An obscure double glazed window to the front elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over and tiled splashback, a panel bath with a mains shower above and a glass shower screen, fully tiled around the bath, tiled flooring and a chrome heated towel rail.

## EXTERIOR

### FRONT



To the front of the property there is a tarmac driveway with space for parking, a paved pathway which leads to the entrance door plus a storm porch over the entrance.



### REAR



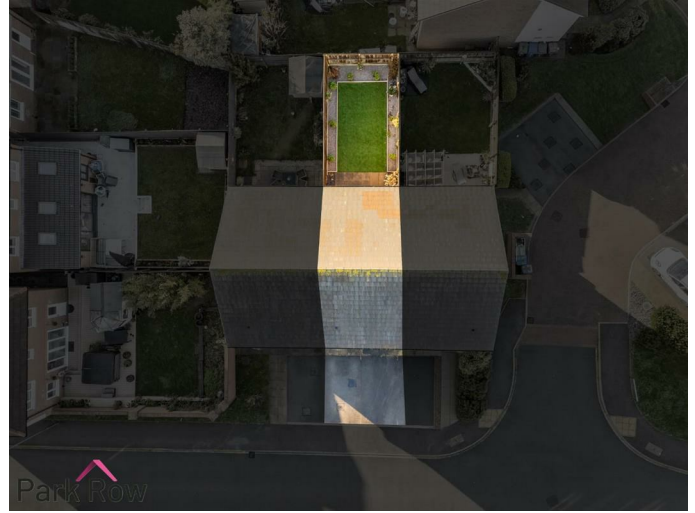
Accessed via the door in the lounge/dining room where you will step out onto; a paved area with space for outdoor seating, wooden raised borders surrounding filled with decorative stones, perimeter wooden fencing to all three sides and the rest is mainly artificial grass.



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## AERIAL SHOT



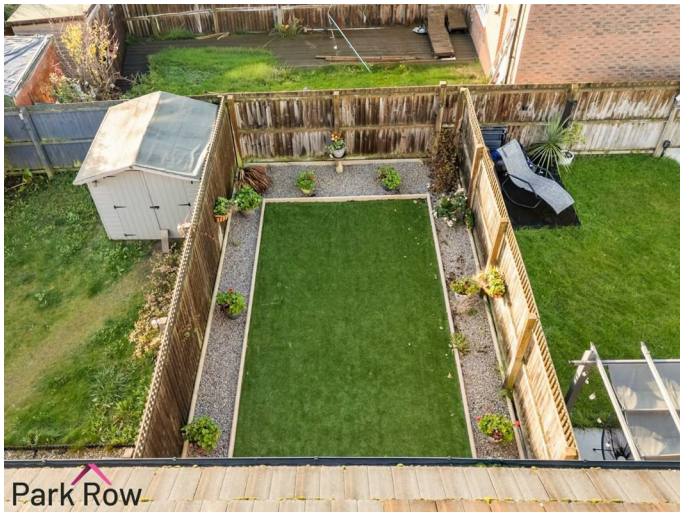
## HEATING AND APPLIANCES

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



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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  
PONTEFRAC T & CASTLEFORD - 01977 791133

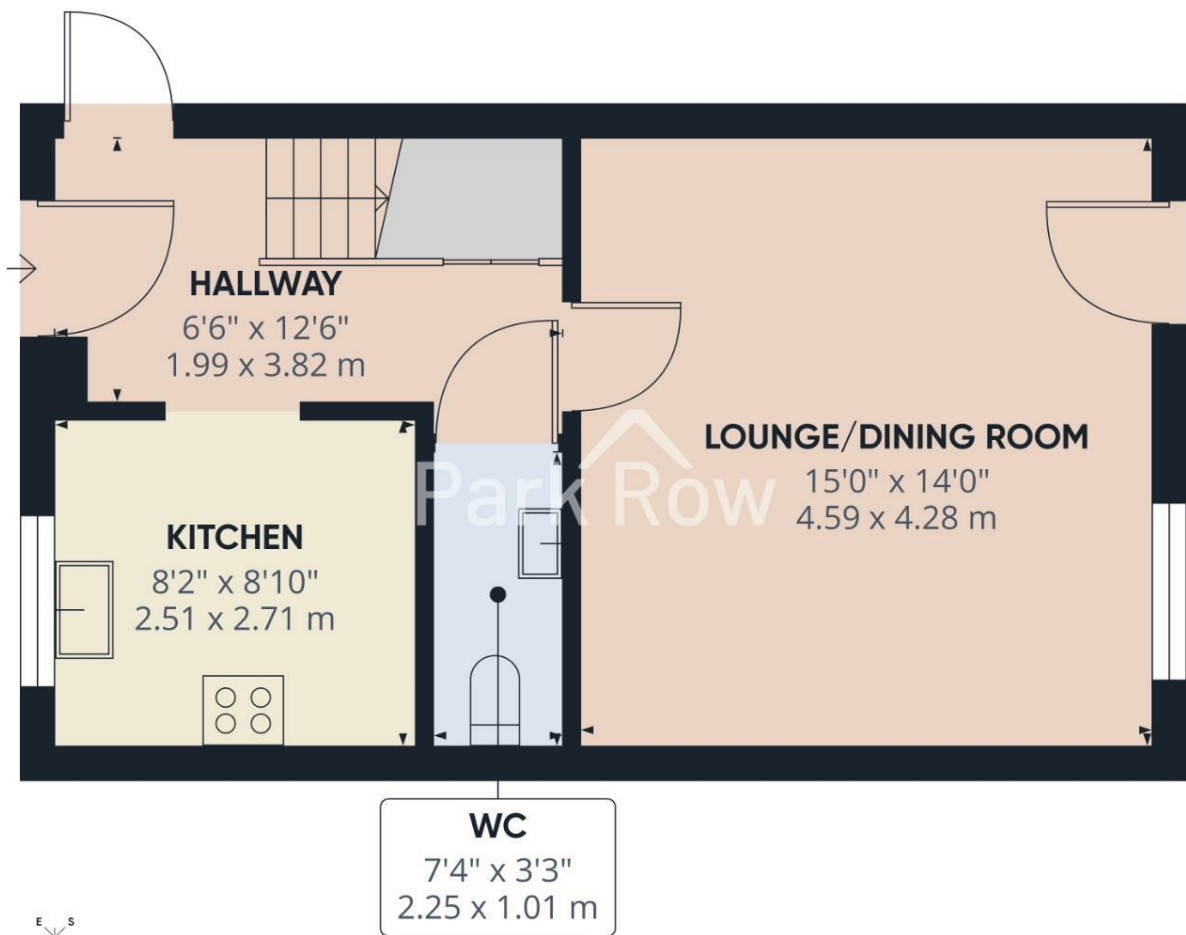
## TENURE AND COUNCIL TAX

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.



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Approximate total area<sup>(1)</sup>  
397 ft<sup>2</sup>  
36.9 m<sup>2</sup>

(1) Excluding balconies and terraces

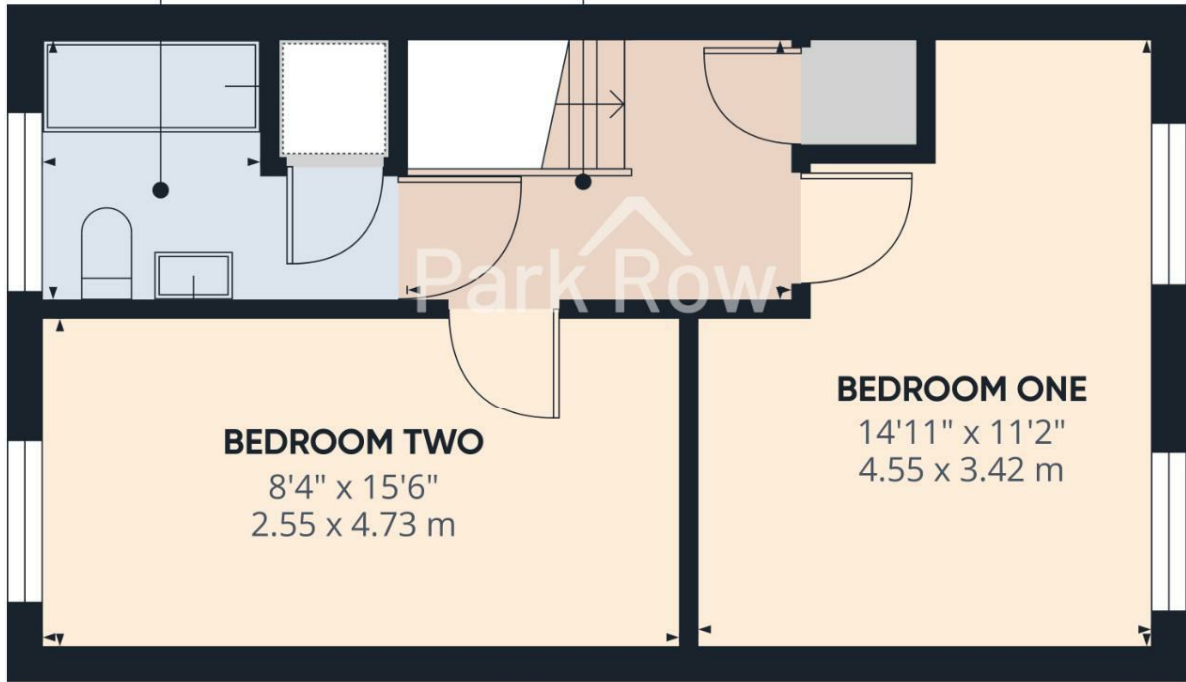
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Floor 0

**BATHROOM**  
6'4" x 5'6"  
1.95 x 1.68 m

**LANDING**  
6'5" x 9'1"  
1.98 x 2.79 m



Floor 1

Approximate total area<sup>(1)</sup>  
364 ft<sup>2</sup>  
33.8 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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 sherburn@parkrow.co.uk



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Rating	Current	Potential	Rating	Current	Potential
A		96	A		
B		84	B		
C			C		
D			D		
E			E		
F			F		
G			G		

England & Wales EU Directive 2002/91/EC