

Park Row



Brunswick Crescent, Sherburn In Elmet, Leeds, LS25 6GD

Offers In Excess Of £300,000



** DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** KITCHEN / DINING ROOM **
DOWNSTAIRS WC ** ENSUITE TO THE MASTER ** PRIVATE DRIVEWAY ** ENCLOSED REAR GARDEN ** EPC
- B **

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 charming area of Brunswick Crescent, Sherburn In Elmet, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. Spanning approximately 900 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining guests.

The heart of the home is the well-appointed kitchen dining room, which provides a welcoming space for family meals and gatherings. The property features a convenient downstairs WC, as well as two bathrooms, including an ensuite.

Outside, the property benefits from a private driveway, providing ease and security for your vehicles. The enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days or hosting barbecues with friends and family.

This residence is not only a wonderful family home but also a fantastic opportunity for those seeking a peaceful yet connected lifestyle in Sherburn In Elmet. With its well-designed layout and desirable features, this property is sure to appeal to a variety of buyers. Do not miss the chance to make this charming house your new home.

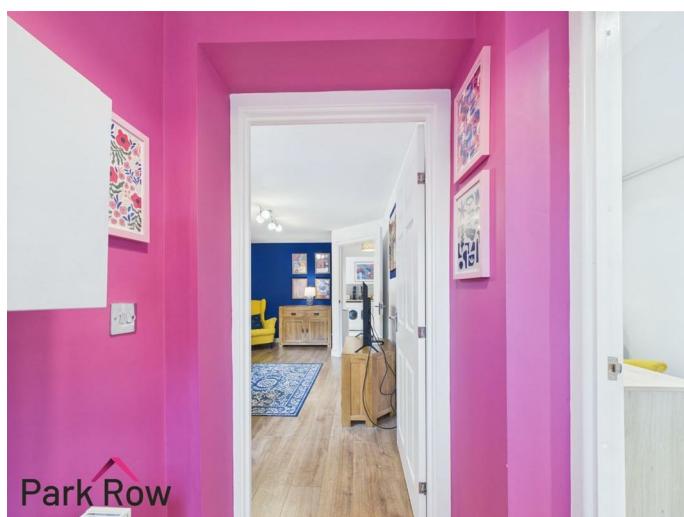
GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a white composite door with obscure glass panels within, which leads into;

ENTRANCE HALL

3'7" x 4'0" (1.10 x 1.23)



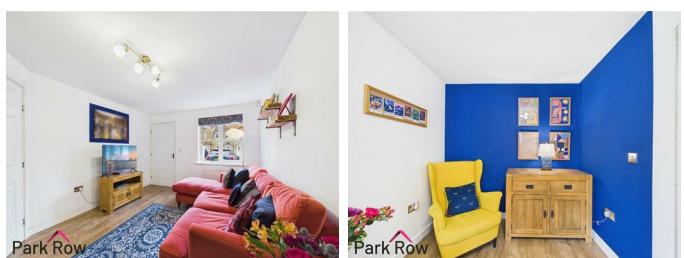
A central heating radiator and internal doors which lead into;

LIVING ROOM

10'2" x 16'2" (3.12 x 4.93)



A double glazed window to the front elevation, a central heating radiator and an internal door which leads into;



HALLWAY

3'10" x 6'2" (1.18 x 1.90)



A central heating radiator, a staircase which leads to the first floor accommodation and internal doors which lead into;

KITCHEN / DINING ROOM 18'8" x 7'7" (5.71 x 2.33)



A double glazed window to the rear elevation, double patio doors to the rear garden, a central heating radiator, white gloss wall and base units surrounding, wood effect laminate worktop, built in oven, four ring hob with a built in extractor fan over, one and a half stainless steel drainer sink with chrome mixer taps over, a built in fridge/ freezer, an integrated dishwasher, an integrated washing machine, space for a tumble dryer, LED spotlights to the ceiling in the kitchen area and a feature pendant light over the dining space.



WC 4'10" x 3'1" (1.49 x 0.96)



A white suite comprising of a close couple W/C, a ceramic sink with chrome taps over, set on a white vanity unit and a central heating radiator.

OFFICE

5'11" x 12'4" (1.82 x 3.77)



A double glazed window to the front elevation, a central heating radiator, built in wardrobes and an internal wooden door with glass panels within which leads to a storage area.

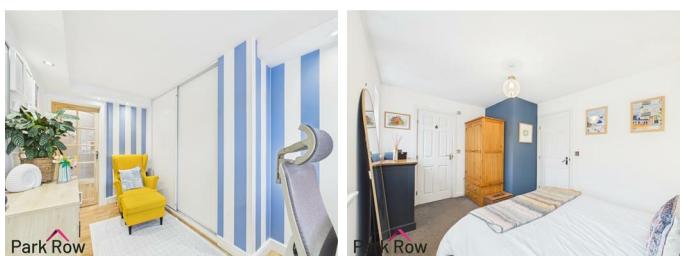


BEDROOM ONE

13'11" x 9'6" (4.26 x 2.91)



Two double glazed windows to the front elevation, a central heating radiator and an internal door which leads into;



FIRST FLOOR ACCOMMODATION

LANDING

4'1" x 6'2" (1.27 x 1.90)

Internal doors which leads to a storage cupboard and internal doors which lead into;

ENSUITE

4'7" x 6'11" (1.41 x 2.11)



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An obscure double glazed window to the front elevation, a gold effect towel rail, a white suite comprising of a close coupled WC, a pedestal sink with gold effect mixer tap over, a shower enclosure with a glass sliding door, a gold effect mains mixer shower over and marble effect tiles to all walls and floor.

BEDROOM TWO

8'8" x 11'3" (2.65 x 3.44)



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



BEDROOM THREE

9'10" x 7'11" (3.00 x 2.43)



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



BATHROOM

8'8" x 5'6" (2.65 x 1.70)



An obscure double glazed window to the side elevation, a white suite comprising of a close coupled WC, a pedestal hand basin with chrome mixer taps over, a panel bath with chrome taps over, an electric shower over the bath, with a glass shower screen and a chrome towel rail.



FRONT

A tarmac area with space for parking, paving slabs at the front of the property lead to the side elevation, a pebbled area provides additional off road parking, a border to the side elevation with established plants and shrubs.

REAR



Accessed via the pedestrian gate at the side of the property and through the patio doors in the kitchen where you will step out on to a paved area, a raised decked area provides space for outdoor dining and seating, space for a shed, borders with established plants and shrubs to the boundaries, perimeter fencing and the rest is laid to lawn.





AERIAL

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.

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.

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.

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.

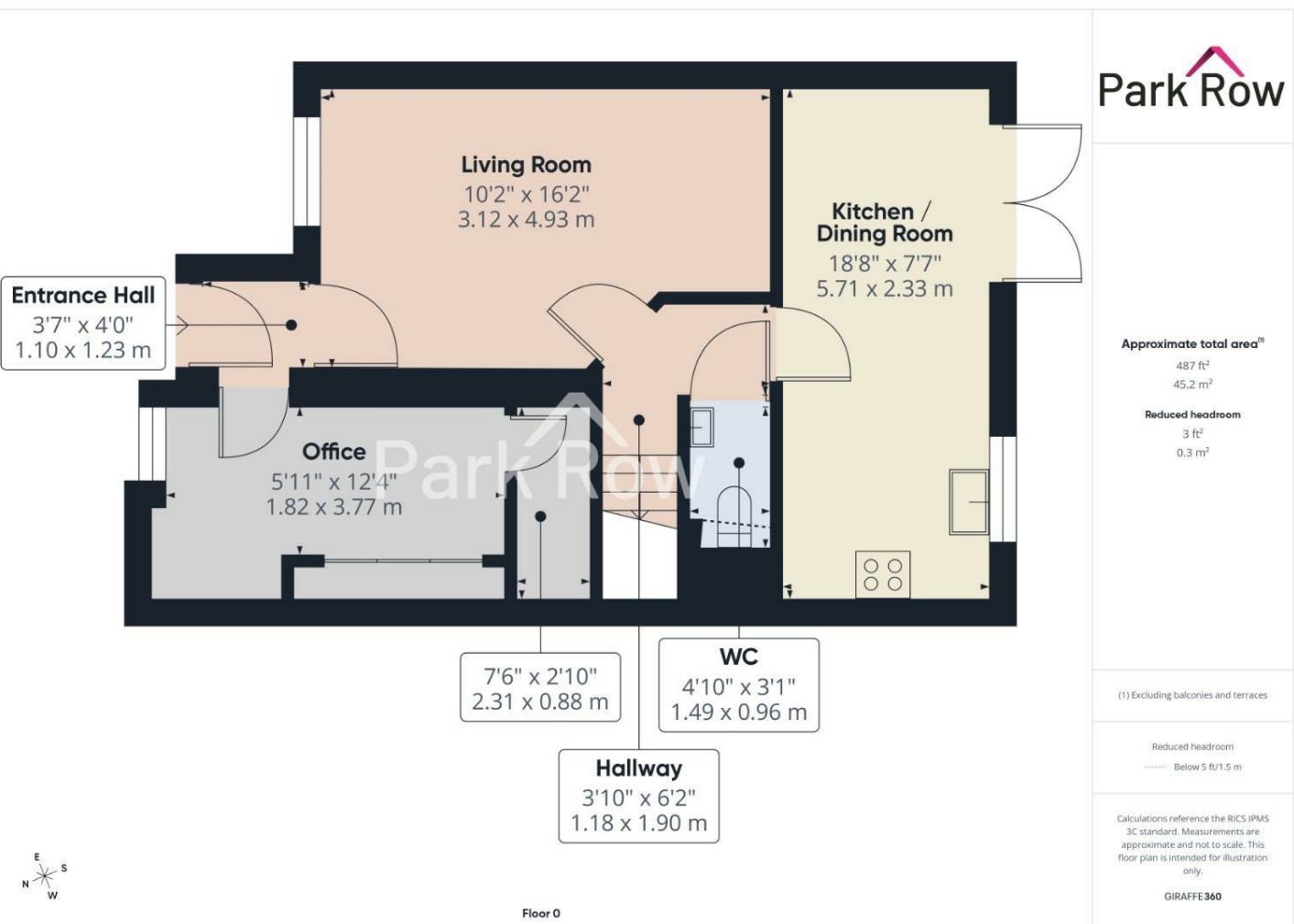
MAKING AN OFFER

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.

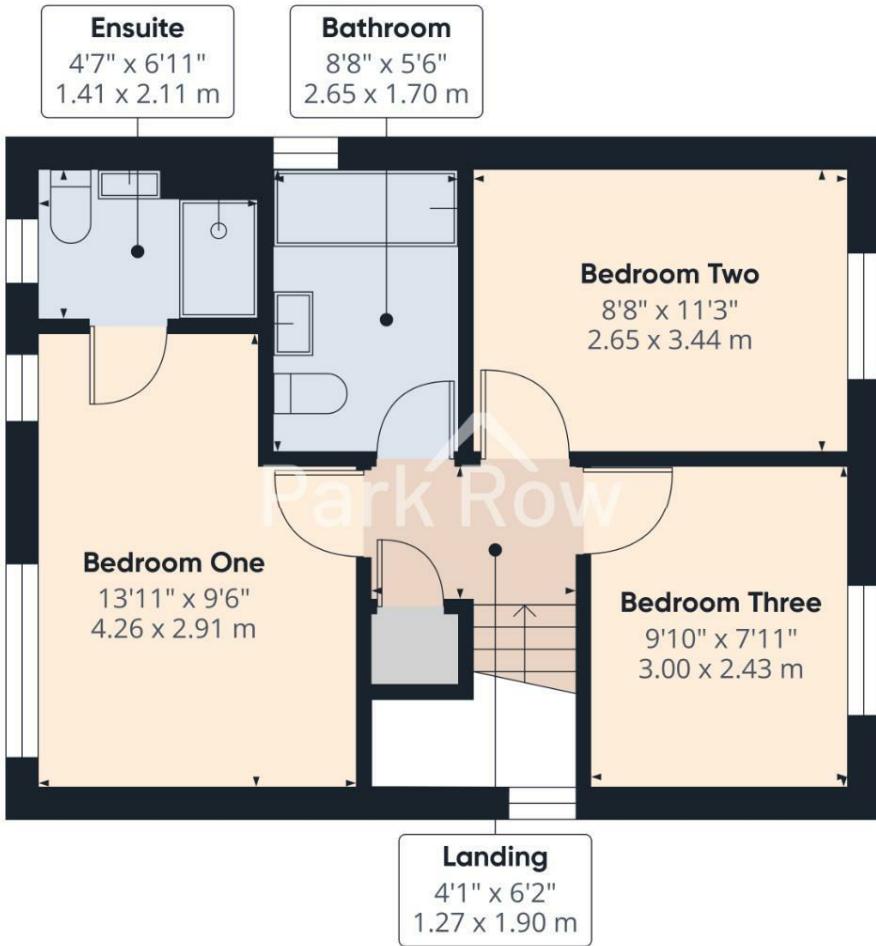
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

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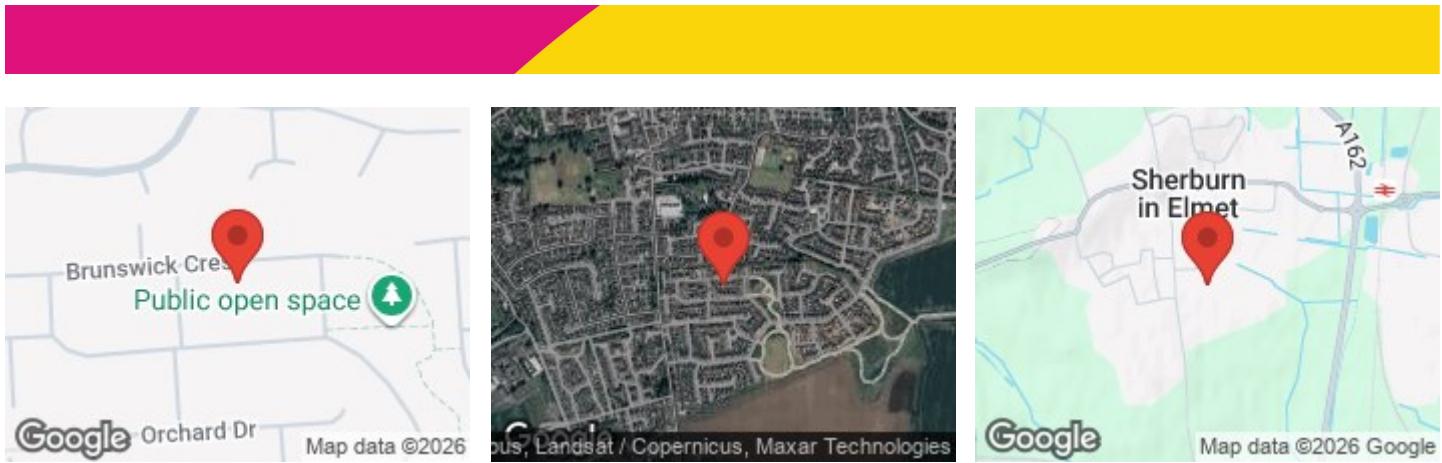
Approximate total area⁽¹⁾
413 ft²
38.4 m²

(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





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sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(91-91) B			
(89-89) C			
(87-86) D			
(85-84) E			
(83-82) F			
(81-80) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-81) B			
(80-80) C			
(78-78) D			
(76-74) E			
(73-73) F			
(71-70) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			