

# Park Row

The proactive estate agent



**Barnet Chase, Sherburn In Elmet, Leeds, LS25 6QJ**

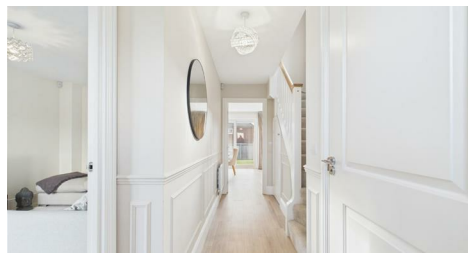
**Offers In Excess Of £325,000**



\*\*\*GUIDE PRICE £325,000 - £350,000\*\*\*

\*\* DETACHED HOME \*\* THREE BEDROOMS \*\* OFF STREET PARKING \*\* DETACHED GARAGE \*\* SOLAR PANELS \*\* ENCLOSED REAR GARDEN \*\* DOWNSTAIRS W/C \*\* EN-SUITE \*\* OPEN PLAN KITCHEN/DINING ROOM \*\* EPC RATING A \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\*

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 within the desirable Red Row estate in Sherburn in Elmet, this charming detached family home offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, this property is ideal for families seeking both space and style.

Upon entering, you are greeted by a welcoming lounge that sets the tone for the rest of the home. The heart of the house is undoubtedly the stunning open plan kitchen and dining area, which boasts double doors that open out to a beautifully maintained enclosed rear garden. This seamless connection between indoor and outdoor spaces makes it perfect for entertaining or simply enjoying a quiet afternoon in the sun.

The property also features a convenient downstairs w/c, alongside a family bathroom that is both modern and tastefully presented. With off-street parking available and the added benefit of a detached garage, this home caters to all your practical needs.

Located in a family-friendly neighbourhood, this house is not just a place to live, but a place to create lasting memories. Whether you are looking to settle down or invest in a property that offers both comfort and convenience, this delightful home in Sherburn in Elmet is certainly worth considering.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a green composite door with a double glazed window within which leads into;

### ENTRANCE HALLWAY

14'10" x 3'3" (4.53 x 1.00)



Stairs which lead up to the first floor accommodation, a door which leads into under-stairs storage, decorative panelling, a central heating radiator and internal doors which lead into;

### DOWNSTAIRS W/C

5'7" x 3'2" (1.71 x 0.97)



An obscure double glazed window to the front elevation and includes; a close coupled w/c, a corner hand basin with chrome taps over a tiled splashback, decorative panelling and a central heating radiator.

### LOUNGE

15'3" x 11'5" (4.66 x 3.48)



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



laminite worktop, one and a half stainless steel drainer sink with chrome taps over, integral dishwasher, four ring gas hob with a built in extractor fan over, integral fridge/freezer, built in double oven, electric for a wall mounted TV, a door which leads into a utility cupboard with space and plumbing for a washing machine and a dryer, a white vertical radiator and double glazed sliding patio doors that lead out to the rear garden.



**KITCHEN/DINING ROOM**  
18'6" x 12'3" (5.65 x 3.74)



Wooden wall/tall and base units surrounding, square edge



## LANDING

7'1" x 3'5" (2.18 x 1.05)

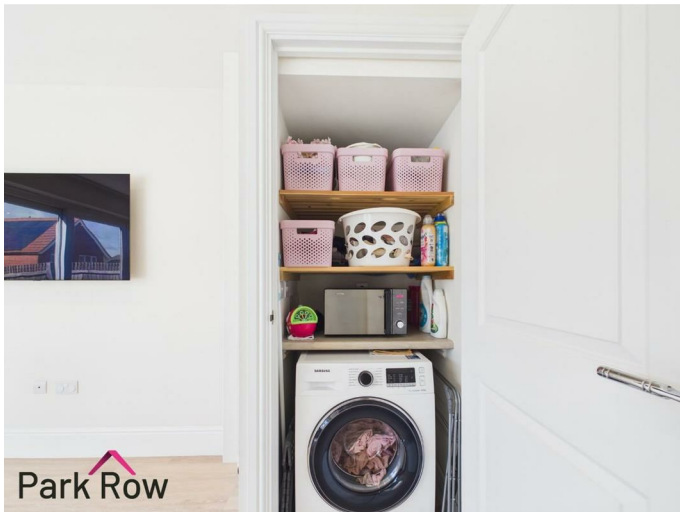
A double glazed window to the side elevation, loft access, a door which leads into storage space, a central heating radiator and further internal doors which lead into;

## BEDROOM ONE

11'10" x 11'3" (3.62 x 3.45)



A double glazed window to the front elevation, electrics for a wall mounted TV, a central heating radiator and a door which leads into;



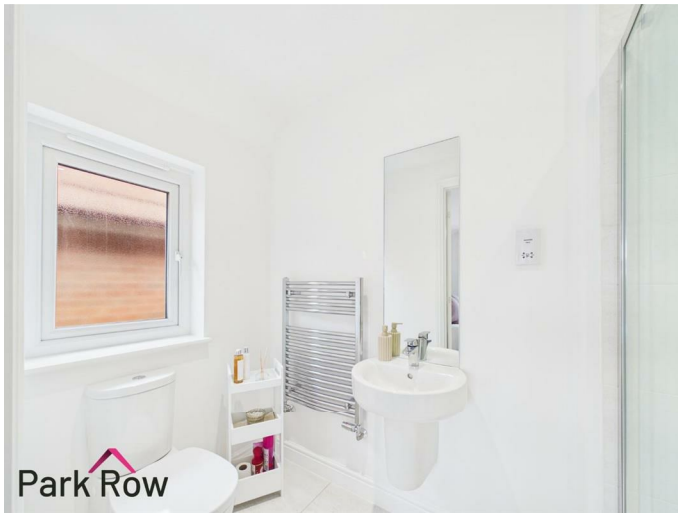
## FIRST FLOOR ACCOMMODATION



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## EN-SUITE

8'2" x 4'1" (2.51 x 1.27)



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a fully tiled rectangular mains shower with a glass shower screen, an electric shaving point, tiled flooring and a chrome towel radiator.

## BEDROOM TWO

11'5" x 9'0" (3.49 x 2.76)

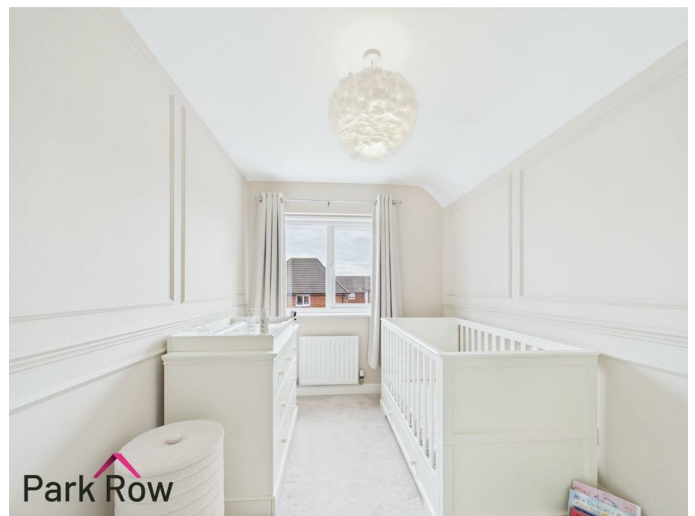


A double glazed window to the rear elevation, built in wooden wardrobes and a central heating radiator.

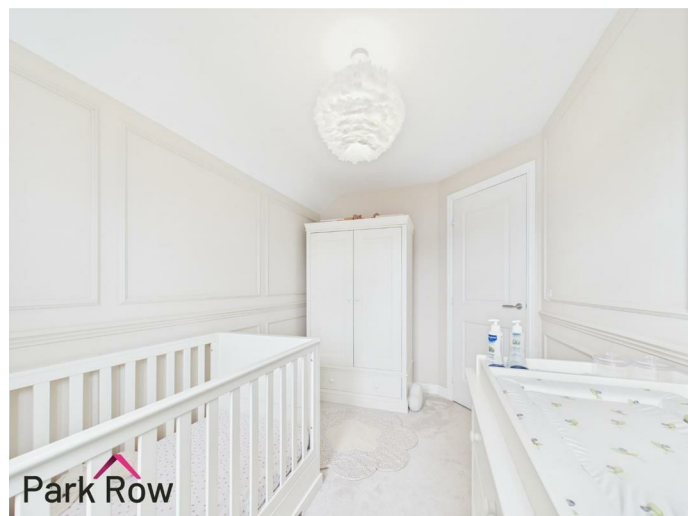


## BEDROOM THREE

11'7" x 7'1" (3.55 x 2.18)



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



## BATHROOM

6'11" x 5'6" (2.11 x 1.70)



A double glazed window to the front elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over and tiled splashback, panel bath with a mains shower over and a glass shower screen, a door which leads into a storage cupboard, tiled flooring and a chrome towel radiator.

## EXTERIOR

### FRONT



To the front of the property there is a tarmac driveway with space for parking, access into the garage, access into the rear garden via a gate, a further tarmac driveway with more space for parking, a border filled with hedges, further borders filled with decorative stones and access into the property.



## DETACHED GARAGE

18'9" x 9'9" (5.73 x 2.99)

Accessed from the driveway via the up and over door and includes; power, lighting and it is a fantastic space for storage.

## REAR



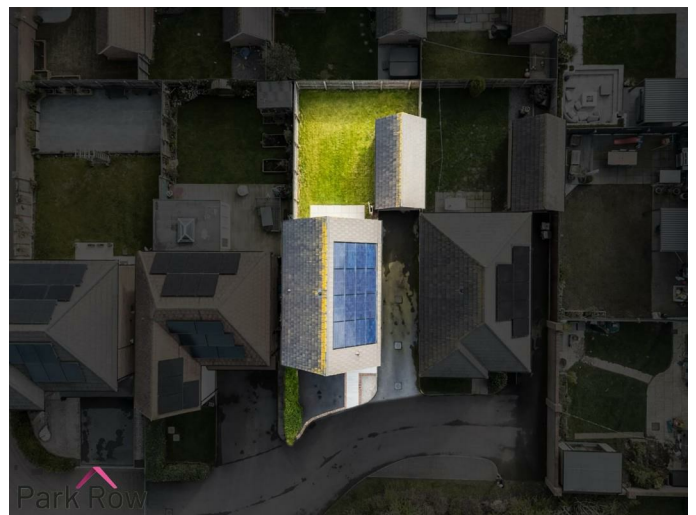
Accessed via the gate at the front of the property or through the sliding doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, perimeter wooden fencing to all three sides, outdoor lighting, perimeter wooden fencing to all three sides and the rest is mainly lawn.



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**AERIAL PHOTO**



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## 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  
PONTEFRAC & 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

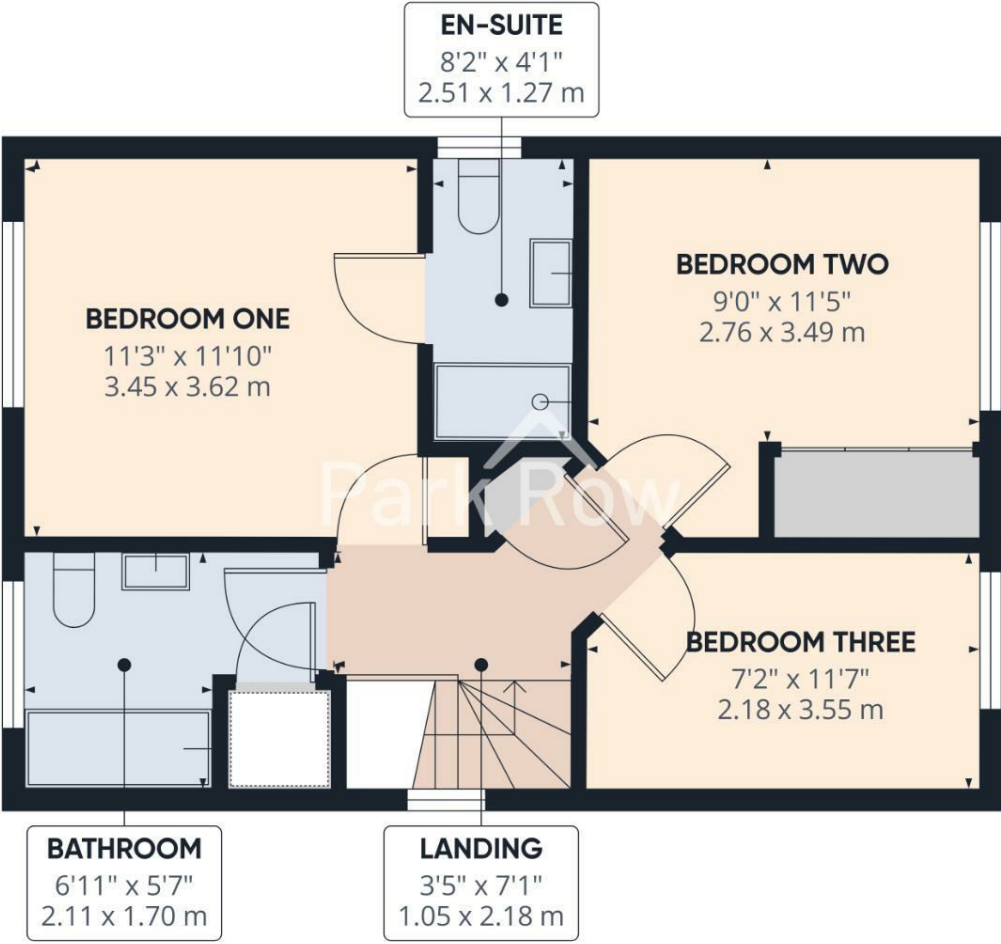
Strictly by appointment with the sole agents. If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



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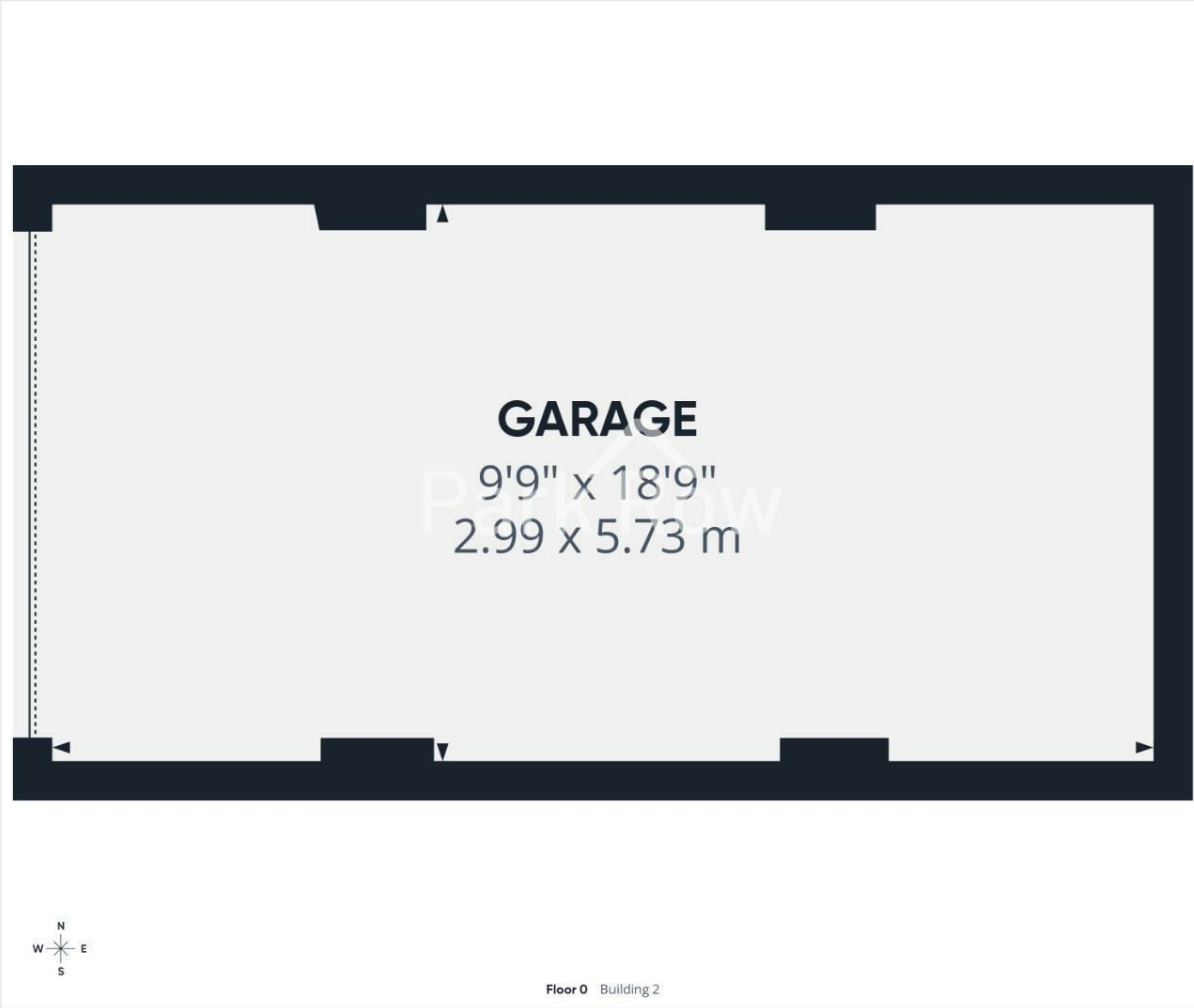


Approximate total area<sup>(1)</sup>  
466 ft<sup>2</sup>  
43.2 m<sup>2</sup>

(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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Approximate total area<sup>(1)</sup>  
185 ft<sup>2</sup>  
17.2 m<sup>2</sup>

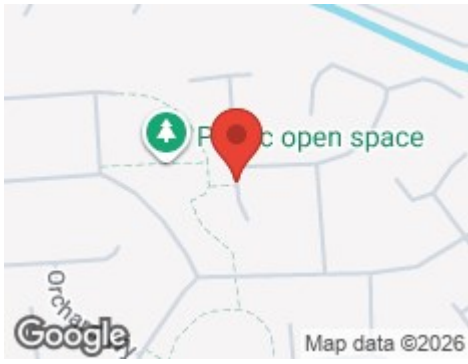
(1) Excluding balconies and terraces

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Floor 0 Building 2



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