

# Park Rôw



**Church Farm, Birkin, WF11 9LN**

**Offers In Excess Of £600,000**



Nestled in the tranquil village of Birkin, this charming detached family home offers a delightful blend of original features and modern comforts. With its stunning stained glass windows, the property exudes character and warmth, making it an inviting space for families and individuals alike.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The sunroom, with its double doors leading out to the extensive and established wrap-around gardens, provides a serene spot to relax and appreciate the beauty of the outdoors. The gardens are a true highlight, offering ample space for children to play and for gardening enthusiasts to indulge their passion. The sunken seating area offers a tranquil space to relax in the outdoors.

The home boasts three generously sized double bedrooms, ensuring plenty of room for family or guests. The master bedroom is particularly impressive, featuring an en-suite bathroom and a walk-in wardrobe, providing both luxury and convenience. Additionally, the property includes three well-appointed bathrooms, catering to the needs of a busy household.

Practicality is also a key feature of this home, with driveway parking available for multiple cars, ensuring ease of access for residents and visitors alike. The utility room and downstairs shower room add to the functionality of the space, making daily life more manageable.

Beautifully presented throughout, this property is truly not one to be missed. Its combination of original charm, modern amenities, and a peaceful village setting makes it an ideal choice for those seeking a family home in a picturesque location. We invite you to come and experience the warmth and character of this delightful residence for yourself.

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!



## GROUND FLOOR ACCOMMODATION

### ENTRANCE



You enter through a black composite door with a semi-circle glass insert within plus a wooden decorative surround which leads into;

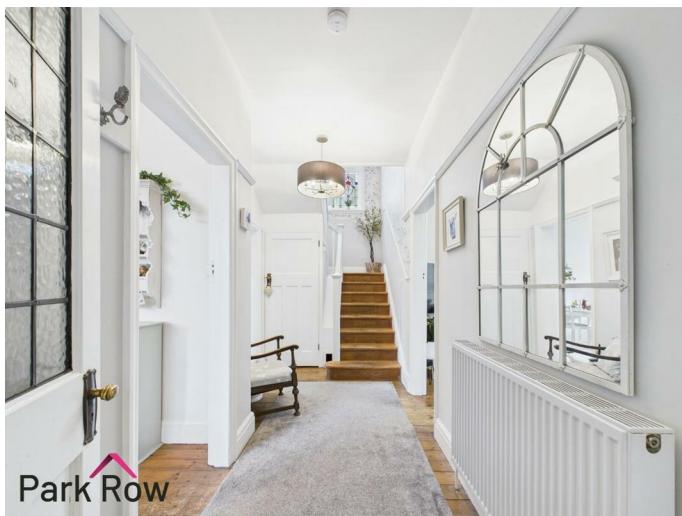
### PORCH

**4'11" x 4'0" (1.50 x 1.23)**

Tiled flooring, a wooden door with a stained glass window within plus a stained glass window either side which leads into;

### ENTRANCE HALLWAY

**13'5" x 4'11" (4.10 x 1.50)**



Canadian pine staircase which leads up to the first floor accommodation with a white wooden balustrade and spindles, Canadian pine flooring, a central heating radiator, a door which leads into an under-stairs storage cupboard and further internal doors which lead into;



### LIVING ROOM

**14'11" x 13'0" (4.55 x 3.98)**



A double glazed window to the front elevation, two double glazed windows to the side elevation, a cast-iron log burner set within a stone tiled alcove, Canadian pine flooring, a central heating radiator, decorative coving and skirting boards plus double glazed double doors which lead into;



and side elevation, tiled flooring, LED spotlights to the ceiling, underfloor heating and double glazed double doors which lead out to the right hand side of the property.



### DINING ROOM 12'11" x 13'10" (3.95 x 4.22)



### SUNROOM 9'3" x 11'10" (2.83 x 3.62)



A double glazed bay-window to the front elevation, a double glazed window to the side elevation, a decorative fireplace with a wooden surround, Canadian pine flooring, a central heating radiator plus decorative coving and skirting boards.

A dwarf wall with double glazed windows above to the rear



## KITCHEN

12'9" x 11'9" (3.89 x 3.59)



A double glazed window to the side elevation, Fairford blue shaker-style base units surrounding plus further Fairford blue shaker style tall units, cream shaker style wall units with LED under-lighting, quartz worktops, two built in single ovens, five ring induction hob with a built in extractor fan over, tiled splashback, built in fridge, built in freezer, built in microwave, built in dishwasher, built in wine cooler, a drainer sink set within the worktop with chrome taps over, white vertical radiator and a door which leads into;

## UTILITY ROOM

8'1" x 12'1" (2.48 x 3.69)



A double glazed window to the side elevation, Fairford blue

shaker-style base units which match the kitchen, cream shaker-style wall units to match the kitchen, space and plumbing for a washing machine and a dryer, composite worktop, stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, a wooden barn door which leads into a boiler room with storage space, a uPVC door with a double glazed panel within plus a further window either side which leads out to the rear garden, wood-effect tiled flooring and a further wooden barn door which leads into;

#### DOWNSTAIRS BATHROOM

4'3" x 6'9" (1.31 x 2.07)



A double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within an oak unit with chrome taps over, a mirrored wall unit with space for storage, a fully tiled walk in shower with a mains shower, a chrome towel radiator and the full room is tiled floor to ceiling.

#### FIRST FLOOR ACCOMMODATION

#### LANDING

(10'1" x 6'7") + (5'5" x 3'1") ((3.09 x 2.03) + (1.67 x 0.94))



A feature stained glass window to the rear elevation, original character archway, Canadian pine flooring, loft access via the hatch, a central heating radiator and internal doors which lead into;





**BEDROOM ONE**  
12'11" x 13'8" (3.95 x 4.18)



A double glazed window with built in blinds to the front elevation, a further double glazed window with built in blinds to the side elevation, Canadian pine flooring, a central heating radiator, a door which leads into the walk in wardrobe, decorative coving and skirting boards plus a further internal door which leads into;



**EN SUITE**  
5'6" x 8'4" (1.68 x 2.55)



A double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c and a hand basin

set within the same corner shaker-style base units with space for storage, a panel bath with a showerhead attachment above, a tiled alcove with space for storage, a chrome heated towel rail, LED spotlights to the ceiling and the full room is fully tiled floor to ceiling.

### WARDROBE

6'0" x 5'0" (1.83 x 1.53)



Built in shelving and wardrobes with space for storage.

### BEDROOM TWO

9'10" x 12'11" (3.00 x 3.95)

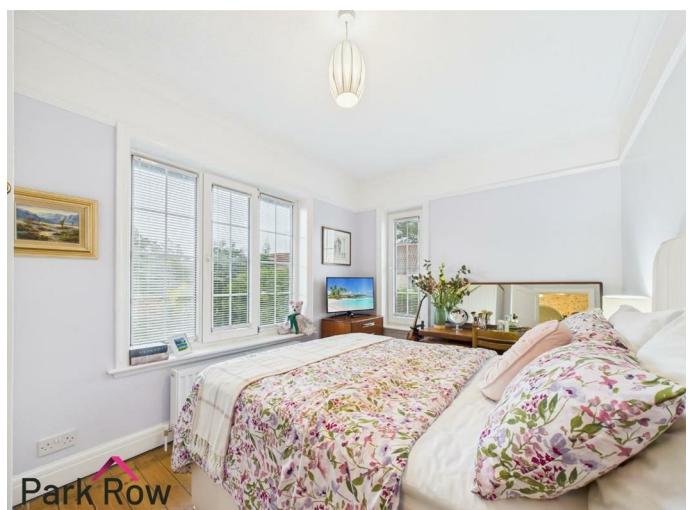


A double glazed window to the front elevation, a further double glazed window to the side elevation, Canadian pine flooring, a central heating radiator and decorative coving and skirting boards.



### BEDROOM THREE

9'0" x 12'10" (2.75 x 3.93)



A double glazed window with built in blinds to the rear elevation, a further double glazed window with built in blinds to the side elevation, Canadian pine flooring, a central heating radiator and decorative coving and skirting boards.



**MAIN BATHROOM**  
6'9" x 11'10" (2.06 x 3.61)



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a hand basin set within a black and white gloss unit with storage, a fully tiled mains shower enclosure with a glass sliding shower screen, a freestanding bath with chrome taps over, a central heating towel radiator, tiled flooring, fully tiled to two walls and half tiled to the remaining walls plus LED spotlights to the ceiling.

## EXTERIOR

## FRONT



To the front of the property there is a gravel driveway with space for parking, a wooden vehicle gate which leads to the right hand side of the property, a wooden pedestrian gate which leads to the front garden, a wooden pedestrian gate to the right of the property leads to the side garden, a gravel and paving stone pathway which leads to the entrance door, a porch with space for seating and original Victorian tiled flooring, overhead lighting to the porch and front door, single cold water tap next to the bay-window of the dining room, triple headed Victorian lamp within the front boarder near the drive, solar lighting on the entrance gate, hedging either side of the entrance door, borders filled with various established bushes, perimeter wooden fencing surrounding and the rest is mainly lawn.





REAR



RIGHT SIDE



Access into the sunroom, further space for parking, a wooden pedestrian gate which leads to the rear garden, space for log storage, perimeter wooden fencing to all three sides and the rest is mainly decorative stones.

Accessed via the right hand side of the property or through the door in the utility room where you will step out onto; a block paved patio area with space for seating and space for a hot tub, a sunken patio area with further space for outdoor seating, feature pond, stone waterfall, double outdoor weather proof socket and Victorian style lamp, established borders filled with various mature trees, fruit trees and bushes, space for outdoor storage, perimeter wooden fencing to all three sides, leads to the left hand side of the property and the rest is mainly lawn, solar lighting throughout.





LEFT SIDE

An area filled with decorative stones and wooden planters which could be used to grow your own fruit and veg, a block paved pathway which leads to a pedestrian gate giving access to the front garden, hot and cold outdoor taps, double outdoor weatherproof sockets, a single hot and cold water

tap, an outdoor shed, borders filled with mature shrubs, perimeter wooden fencing to all three sides and the rest is mainly lawn.

## AERIAL PHOTO



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: E

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

Heating: Oil

Sewerage: Septic Water Plant In The Neighbouring Garden

Water: Mains

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.

## 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

CALLS ANSWERED :

Mon, Tues, Wed, Thurs & Fri- 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## 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.

# Park Row



## GLA<sup>®</sup>

1742 ft<sup>2</sup>

161.9 m<sup>2</sup>

## Total

1742 ft<sup>2</sup>

161.9 m<sup>2</sup>

(1) Finished, above grade

Ext. wall thickness assumed: 6 in/15.24 cm

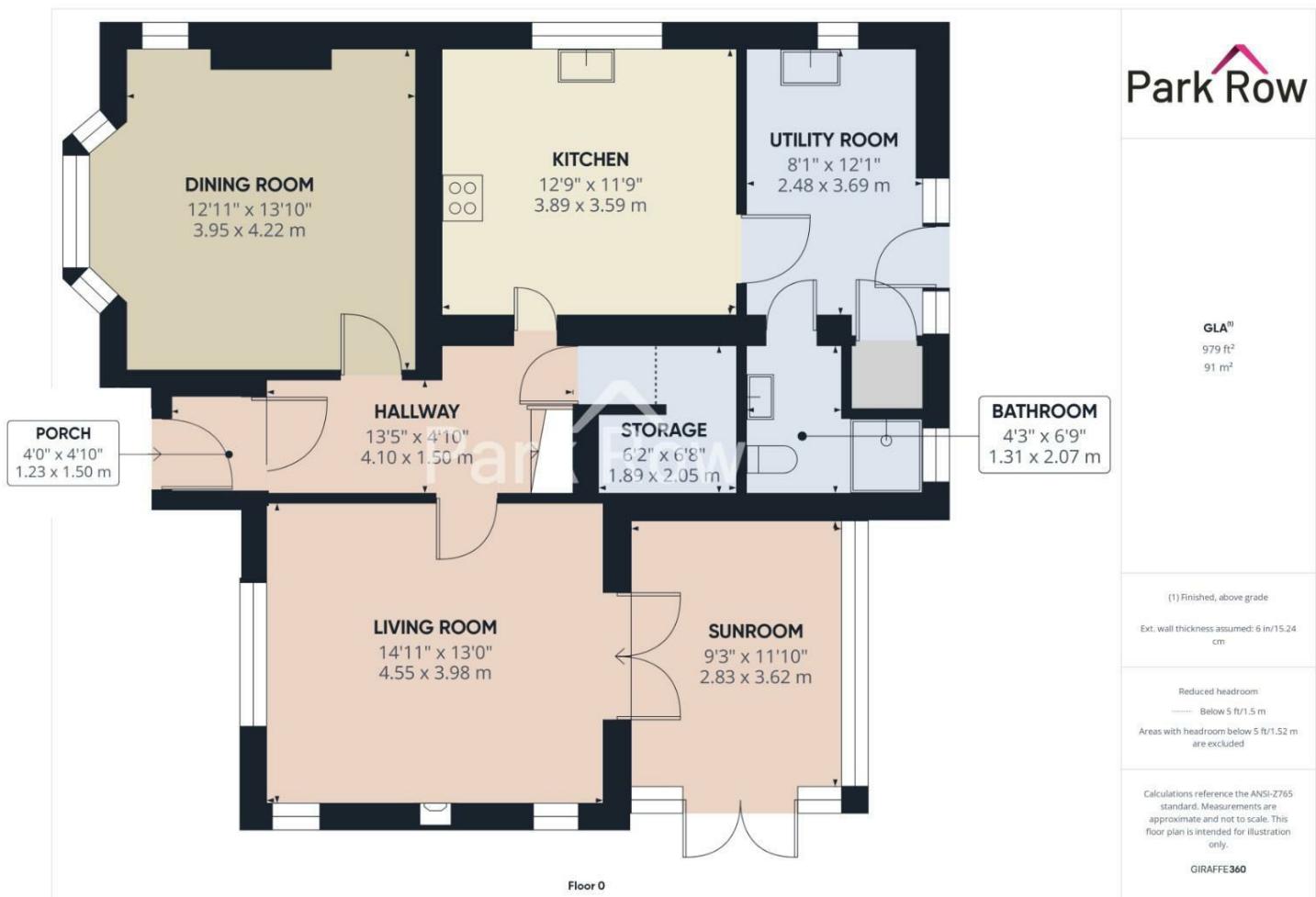
Reduced headroom

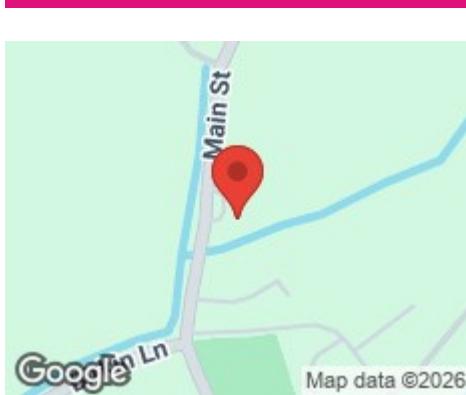
Below 5 ft/1.5 m

Areas with headroom below 5 ft/1.52 m are excluded

Calculations reference the ANSI-276 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





**T** 01977 681122

**W** [www.parkrow.co.uk](http://www.parkrow.co.uk)

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs			
(A) plus	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		52	62
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Target
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(A) plus	A		
(B)	B		
(C)	C		
(D)	D		
(E)	E		
(F)	F		
(G)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			