Park Row

The proactive estate agent



Pasture Way, Sherburn In Elmet, Leeds, LS25 6LY

Offers In Excess Of £400,000

4 2 1 D

Situated in the sought-after village of Sherburn In Elmet, this impressive detached home on Pasture Way offers spacious and versatile family living, featuring four well-proportioned bedrooms, including a master bedroom with en-suite, an open plan kitchen and dining room, a welcoming reception room and a convenient downstairs w/c. A lovely garden room provides additional outdoor living space with views over the well-maintained garden, while outside the property further benefits from a double garage. Set back from the main road down a sweeping driveway, the property is ideally located a few minutes walk from local amenities and offers a friendly village atmosphere. This fantastic home is perfectly suited to families seeking space, comfort and convenience.

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 village of Sherburn In Elmet, this delightful detached home on Pasture Way offers an ideal blend of comfort and modern living. Set back from the main road, down a sweeping shared driveway, with four spacious bedrooms, including a master suite complete with an en-suite bathroom, this property is perfect for families seeking both space and convenience.

The heart of the home is the open plan kitchen and dining room, which creates a warm and inviting atmosphere for family gatherings and entertaining guests. Additionally, the property features a convenient downstairs w/c, enhancing the practicality of everyday living. A lovely garden room provides additional outside living space, offering a serene spot to relax and enjoy views of the garden.

Outside, the property boasts a well-maintained garden, perfect for outdoor activities or simply unwinding in the fresh air. The double garage offers ample storage and parking, while the driveway accommodates multiple vehicles, ensuring that parking is never a concern.

Located in the sought-after village of Sherburn In Elmet, residents will benefit from a friendly community atmosphere and easy access to local amenities within a few minutes walk. This home is not just a property; it is a wonderful opportunity to embrace a lifestyle of comfort and convenience in a picturesque setting. Whether you are looking to settle down or invest, this charming residence is sure to impress.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a dark blue composite door with two obscure double glazed windows within which leads into;

HALLWAY

6'2" x 15'2" (1.88 x 4.64)



Obscure double glazed window to the front elevation, central heating radiator, door which leads into a cupboard with space for storage, stair access and internal doors which lead into;

LOUNGE

11'9" x 19'5" (3.60 x 5.93)



Double glazed bay window to the front elevation, two central heating radiators, gas fireplace and a double glazed sliding door which leads out to the rear garden.



KITCHEN/DINING ROOM
10'6" x 29'1" (3.21 x 8.87)



Double glazed window to the rear elevation, double glazed window to the side elevation, two central heating radiators, cream glossy base and wall units, stainless steel one and a half drainer sink with a chrome tap over, four ring gas hob with a built in extractor fan over, laminate worktop, integrated double oven, integrated fridge, space and plumbing for a free-standing washing machine, integrated dishwasher and a white composite door with an obscure double glazed window within which leads out to the side of the property.







W/C
6'1" x 4'9" (1.87 x 1.47)



Obscure double glazed window to the rear elevation, central

heating radiator, wooden vanity unit with space for storage, inset hand wash basin with a chrome tap over, and a back-to-wall w/c and houses the boiler.

FIRST FLOOR ACCOMMODATION

LANDING
12'0" 3'1" (3.67 0.96)

Central heating radiator, loft hatch access, door which leads into a cupboard with space for storage and internal doors which lead into;

BEDROOM ONE
13'1" x 12'10" (4.01 x 3.92)



Two double glazed windows to the front elevation, central heating radiator, built-in wardrobe with grey sliding doors and an internal door which leads into;



EN-SUITE
4'9" x 6'2" (1.46 x 1.88)



Obscure double glazed window to the rear elevation, a chrome towel rail, white vanity unit with space for storage, mirrored wall unit, inset hand wash basin with a chrome tap over, close-coupled w/c, floor-to-ceiling tiling and a fully tiled mains corner shower with a glass shower screen.

BEDROOM TWO
10'9" x 10'7" (3.28 x 3.24)



Double glazed window to the front elevation, central heating radiator, wardrobe and a cupboard with space for storage.



BEDROOM THREE
7'9" x 9'3" (2.37 x 2.82)



Double glazed window to the rear elevation, central heating radiator and a built-in wardrobe with mirrored sliding doors.



BEDROOM FOUR
9'3" x 6'3" (2.82 x 1.91)



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



BATHROOM
6'10" x 6'2" (2.10 x 1.89)



Obscure double glazed window to the rear elevation, pedestal hand wash basin, close-coupled w/c, chrome heated towel rack, floor-to-ceiling tiling, square-edge bathtub with a fully tiled mains shower over and a glass shower screen.

EXTERIOR

FRONT



Tarmac driveway, shrub perimeter, steps up to the front door, garage access, decorative stone parking area with space for multiple vehicles, grass area under a wooden pergola, tiled area with space for seating, outdoor shed with lighting and power, wooden fencing and a pathway down the side of the property to a wooden gate which then leads down to;





REAR



Accessed via the lounge, kitchen/dining room, garage and the gates, decorative stone and tiled perimeter, tiled area with

space for seating, shrub perimeter, several exterior power points, decorative stone and tiled pathway which leads up to;









GARDEN ROOM

8'11" x 8'11" (2.72 x 2.72)



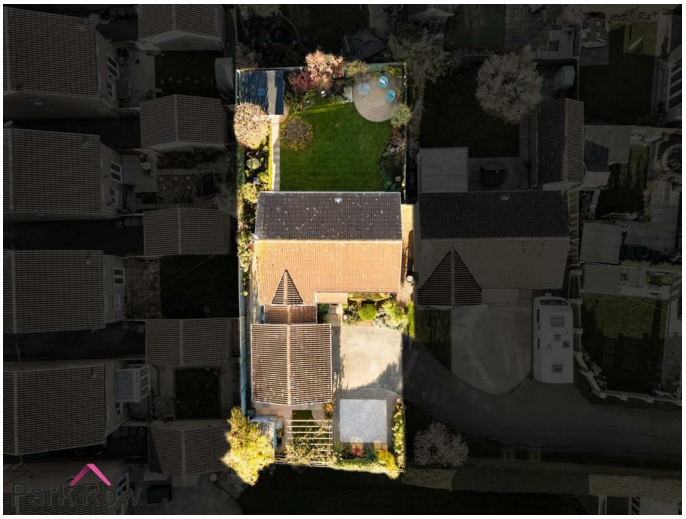
Decorative stone perimeter, cream wooden double doors with glazed windows within, glazed window to the front elevation, glazed window to the side elevation, lighting and electrics with space for seating.

DOUBLE GARAGE

17'1" x 16'4" (5.21 x 4.98)

Two white up-and-over doors, lighting and electrics, space for storage, boarded loft space with lights and power, consumer unit with provision for an EV charging point to be added and a white wooden door with an obscure glazed window within which leads out to the side of the property.

AERIAL PHOTO



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
PONTEFRACT & CASTLEFORD - 01977 791133

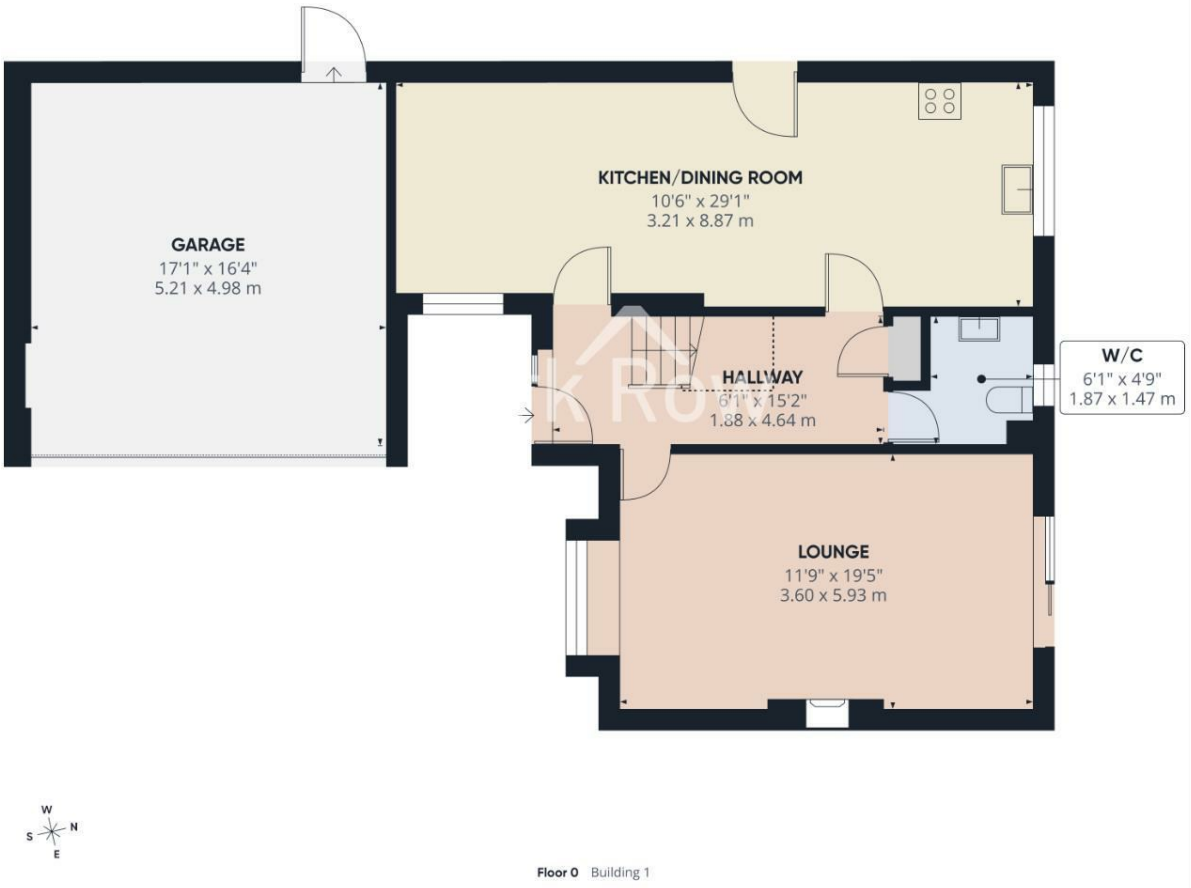
TENURE AND COUNCIL TAX

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.

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

956 ft²

88.9 m²

Reduced headroom

11 ft²

1 m²

(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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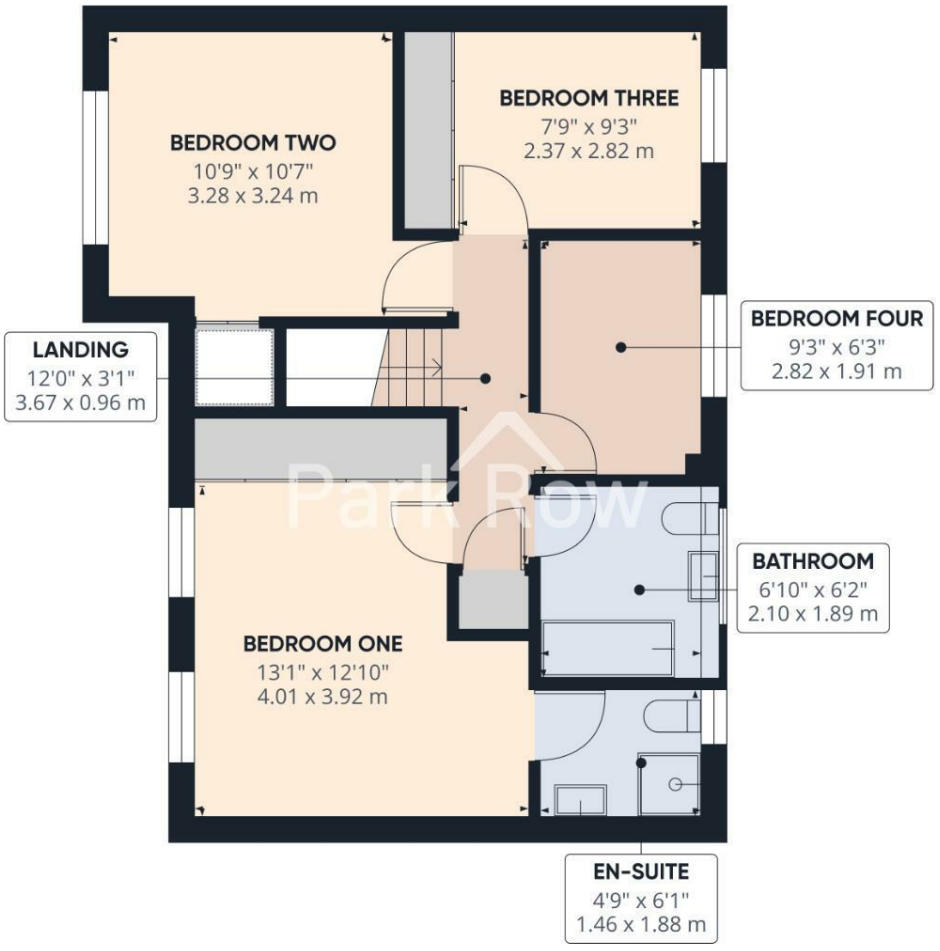

Floor 1 Building 1

Park Row

Approximate total area[1]

546 ft²

50.9 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.

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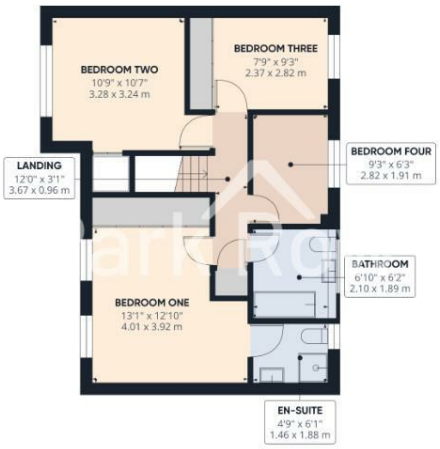
Floor 0 Building 1





Floor 1 Building 1

Park Row

Approximate total area[1]

1502 ft²

139.8 m²

Reduced headroom

11 ft²

1 m²

(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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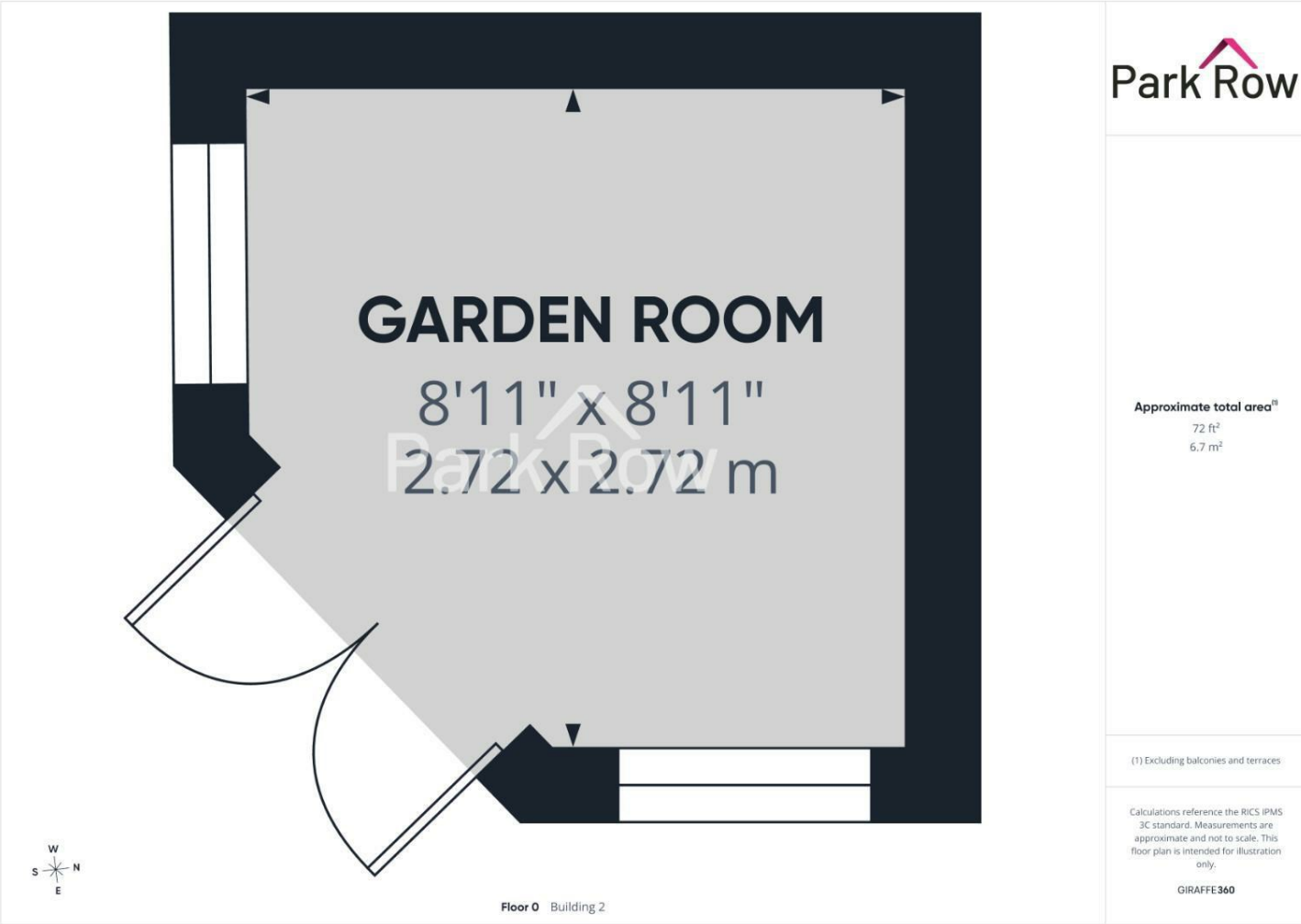

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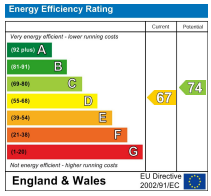

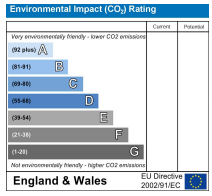

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