

# Park Row



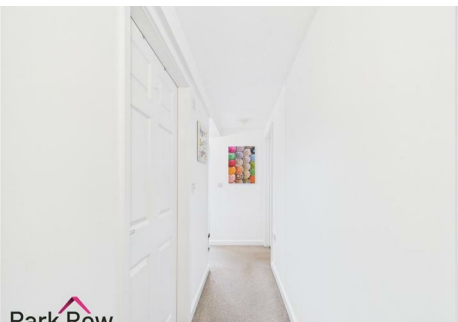
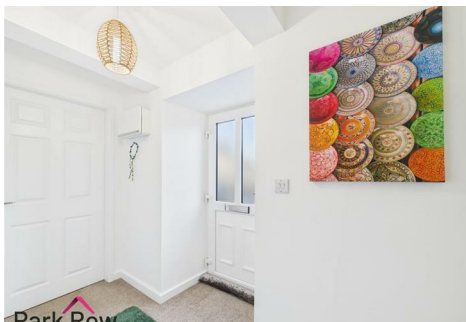
## Cherry Tree Court, Sherburn In Elmet, Leeds, LS25 6PZ

**Offers In Excess Of £140,000**



**\*\*GROUND FLOOR FLAT\*\*TWO BEDROOMS\*\*OFF STREET PARKING\*\*NO ONWARD CHAIN\*\*OPEN PLAN KITCHEN/DINING/LIVING ROOM\*\*WELL-PRESENTED THROUGHOUT\*\*PERFECT FOR FIRST TIME BUYERS\*\*GREAT IF YOU ARE LOOKING TO DOWNSIZE\*\***

**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

Welcome to this charming two-bedroom ground floor flat located in the desirable Cherry Tree Court, Sherburn In Elmet, Leeds. This delightful property is perfect for first-time buyers or those seeking to downsize, offering a comfortable and convenient living space.

As you enter, you will be greeted by an inviting open plan kitchen and living area, designed to create a warm and sociable atmosphere. This layout is ideal for entertaining guests or enjoying quiet evenings at home. The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the rear outdoor space, which offers a lovely area to enjoy the fresh air or simply unwinding after a long day. Additionally, the flat comes with off-road parking for one vehicle, a valuable asset in this area.

With an Energy Performance Certificate rating of C, this flat is not only comfortable but also energy-efficient, making it a sensible choice for modern living.

Situated in a peaceful neighbourhood, this property is well-connected to local amenities and transport links, ensuring that everything you need is within easy reach. Don't miss the opportunity to make this lovely flat your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a uPVC door with two obscure glazed panels within which leads into;

### HALLWAY

12'11" x 2'10" (3.94 x 0.88)



A central heating radiator and internal doors which lead into;



### KITCHEN/DINING/LIVING ROOM

16'6" x 15'11" (5.04 x 4.87)



Two double glazed windows to the right hand side elevation, a further double glazed window to the left hand side elevation, white gloss wall and base units surrounding, built in electric oven, four ring electric hob with a built in extractor fan over and tiled splashback behind, one and a half stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space for an under-counter fridge/freezer, a central heating radiator and double glazed double doors which lead out to the rear garden.



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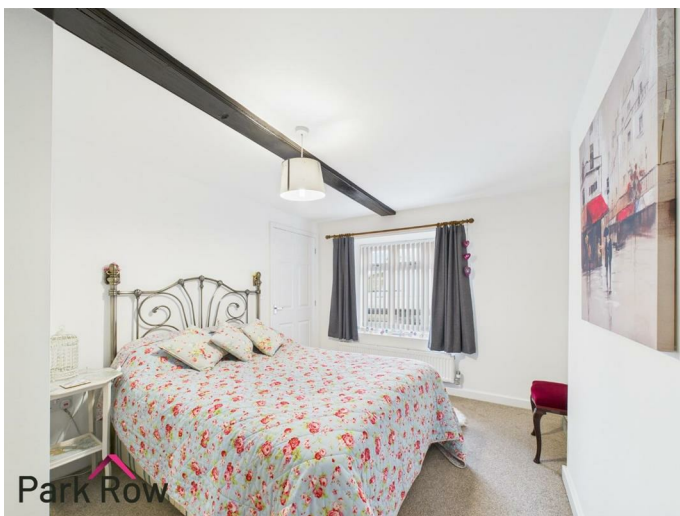


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**BEDROOM ONE**  
13'3" x 10'4" (4.05 x 3.15)



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

**BEDROOM TWO**  
9'4" x 10'9" (2.87 x 3.30)



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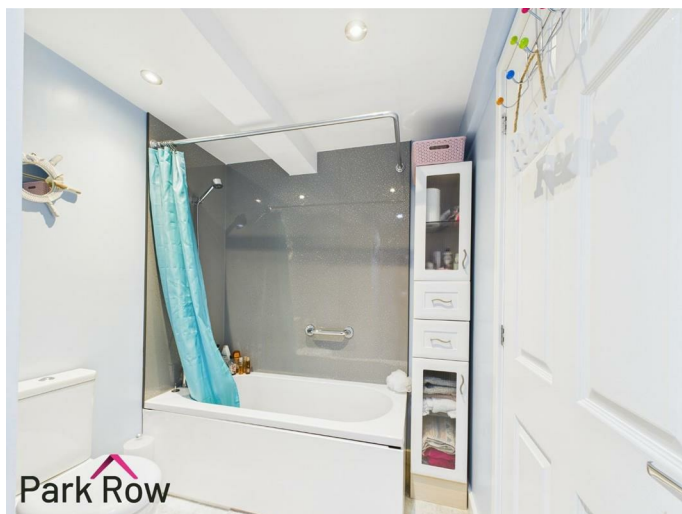
A double glazed window to the front elevation and a central heating radiator.



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## BATHROOM

5'5" x 6'0" (1.67 x 1.85)



Includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a shower rail, a chrome heated towel rail and LED spotlights to the ceiling.



## EXTERIOR

## FRONT



To the front of the property there is access to the entrance from the street.

## REAR



Accessed form the front of the property or through the double doors in the kitchen/dining/living room where you will step out onto; a tarmac driveway with space for parking, a paved area with space for outdoor seating, a raised border filled with decorative stones and wooden fencing creating a feel of privacy.



## 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.



## 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.

## 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.

## 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.

## 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



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