



Saxon Court, Sherburn In Elmet, Leeds, LS25 6PR

Offers In Excess Of £130,000



****FIRST FLOOR APARTMENT**ONE BEDROOM**DRIVEWAY PARKING**GARAGE**MODERN KITCHEN + BATHROOM**PERFECT FOR FIRST TIME BUYERS OR INVESTORS**NO ONWARD CHAIN****

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 apartment located in the village of Sherburn in Elmet, Leeds. This delightful property, built in 2010, offers a perfect opportunity for first-time buyers seeking a comfortable and modern home.

Spanning an area of 634 square feet, the apartment features a well-proportioned reception room that provides a warm and inviting space for relaxation and entertaining. The bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, catering to all your daily needs.

One of the standout features of this property is the garage, which offers ample storage space or the potential for a workshop. Additionally, off-street parking ensures that you will never have to worry about finding a parking spot.

This home benefits from a friendly community atmosphere and easy access to local amenities. The village boasts a range of shops, schools, and recreational facilities, making it an ideal location for those looking to settle down in a tranquil yet connected environment.

This property is not just an apartment; it is a wonderful opportunity to create a home in a lovely village setting. If you are a first-time buyer looking for a modern flat with convenient parking and a welcoming community, this property is certainly worth considering.

GROUND FLOOR ACCOMMODATION

ENTRANCE

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

HALLWAY

3'3" x 3'8" (1.01 x 1.14)



Double glazed window to the side elevation, stairs which lead up to the first floor accommodation and a door which leads into the garage.

FIRST FLOOR ACCOMMODATION

LOUNGE

14'6" x 14'6" (4.43 x 4.44)



Double glazed window to the front elevation, Velux-style window to the rear elevation, two central heating radiators, a cupboard which leads into eaves storage, a door which leads into a storage cupboard, broadband points and an open doorway which leads into;



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KITCHEN

8'9" x 5'1" (2.68 x 1.56)



A Velux window to the front elevation, white gloss finish base units, square edge laminate worktop, stainless steel drainer and sink with chrome taps over, space and plumbing for washing machine, integral fridge freezer, four ring gas hob with electric oven under and extractor over, black glass splashback, tiled splashback and an extractor fan to the ceiling.



BEDROOM ONE

8'6" x 9'6" (2.60 x 2.91)



Double glazed window to the front elevation, Velux-style window to the rear elevation, central heating radiator and 2 built in wardrobes.



BATHROOM

6'9" x 5'5" (2.08 x 1.67)



A Velux-style window to the rear elevation and a modern white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with main shower over and glass screen plus a heated towel rail.

EXTERIOR

FRONT



Driveway area with space for parking in front of the garage.

GARAGE

8'10" x 19'2" (2.70 x 5.86)

Accessed via a grey up and over door and includes; space for storage and parking, integral door leading into hallway, power and lighting.

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 T & CASTLEFORD - 01977 791133



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TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: A

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.

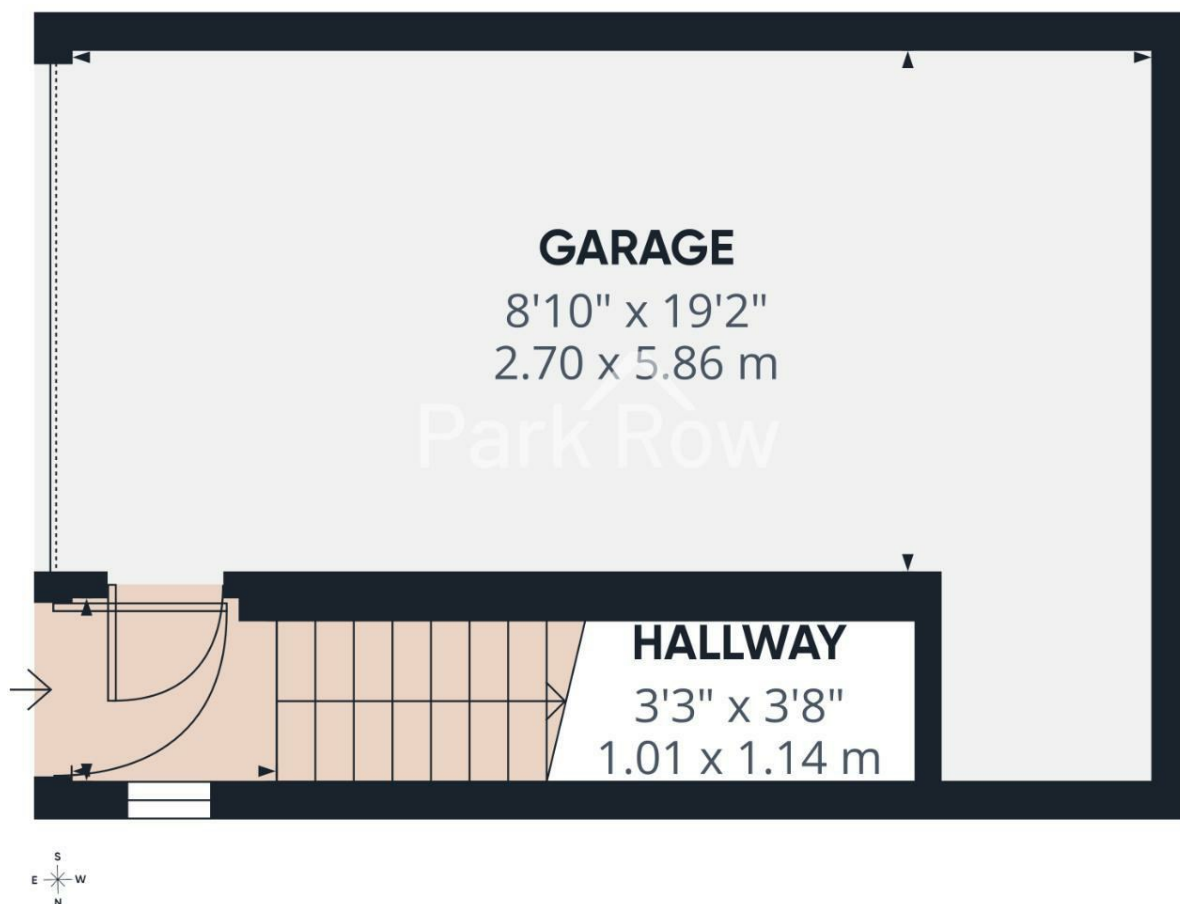
VIEWINGS

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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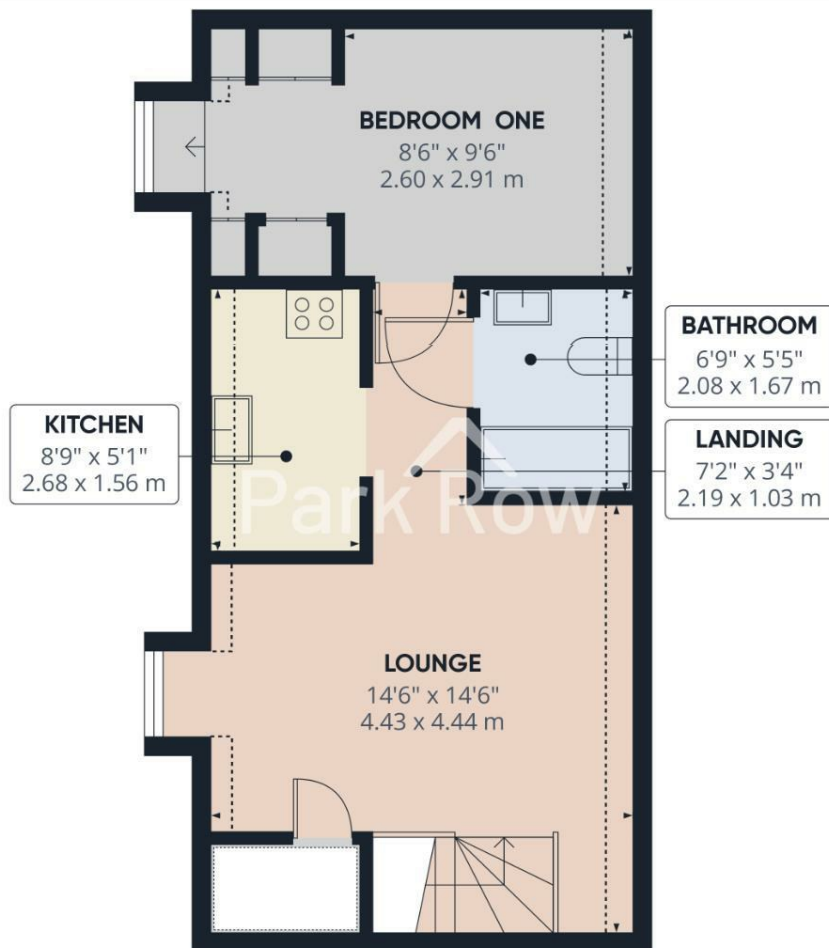
Floor 0

Approximate total area⁽¹⁾
236 ft²
22 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 1

 Park Row

Approximate total area^(b)398 ft²37.1 m²

Reduced headroom

37 ft²3.5 m²

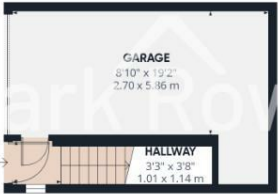
(1) Excluding balconies and terraces

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 0



Floor 1

Park Row

Approximate total area⁽¹⁾
634 ft²
59.1 m²

Reduced headroom
37 ft²
3.5 m²

(1) Excluding balconies and terraces.

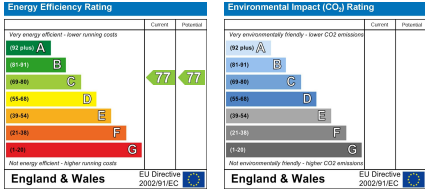
Reduced headroom
Below 5 ft/1.5 m

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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