Park Row

The proactive estate agent

Park Avenue, Sherburn In Elmet, Leeds, LS25 6EF

Offers In Excess Of £350,000

3 1 2 D

EXTENDED DETACHED FAMILY HOMETHREE BEDROOMS**BEAUTIFULLY PRESENTED THROUGHOUT**OPEN PLAN KITCHEN/DINING/LIVING ROOM**GARAGE**OFF ROAD PARKING**LANDSCAPED REAR GARDEN**

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 FRIDAY, AND 1.00PM SATURDAY

INTRODUCTION

Nestled on the charming Park Avenue in Sherburn In Elmet, Leeds, this beautifully presented detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The heart of the home is the modern kitchen and dining area, designed to cater to both culinary enthusiasts and casual diners alike. This space is perfect for family meals or hosting friends, ensuring that every gathering is a memorable one.

Outside, the property features a beautifully maintained garden, offering a serene retreat for outdoor enjoyment. Whether you wish to cultivate your green thumb or simply relax in the fresh air, this garden is a delightful addition to the home.

For those with vehicles, the property includes a garage and off-road parking, providing convenience and peace of mind.

In summary, this three-bedroom detached house on Park Avenue is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying the comforts of a well-appointed home. With its attractive features and prime location, it is sure to appeal to a wide range of buyers.

GROUND FLOOR ACCOMMODATION

ENTRANCE

5'6" x 3'3"

Enter through a composite door with frosted glass panels within which leads into;

ENTRANCE HALLWAY

5'6" x 3'3"

A central heating radiator, an oak door which leads into a storage cupboard and oak double internal doors which lead into;

LOUNGE/DINING ROOM

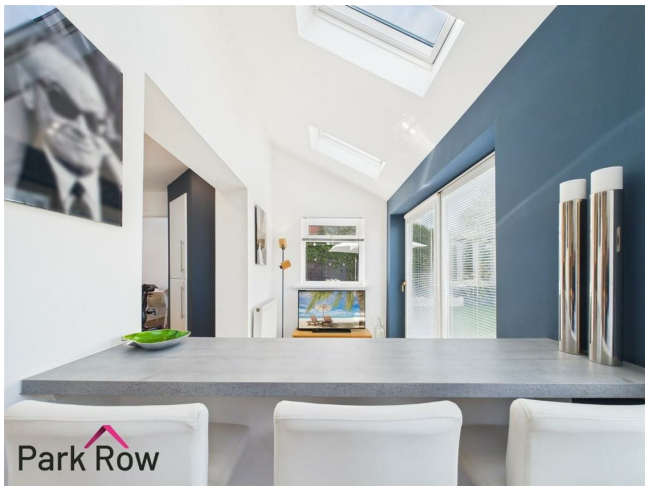
32'10" x 10'11"

A double glazed window to the front elevation, an oak door which leads into a storage cupboard, a door which leads to the stairs with a further storage cupboard within, a central heating radiator, a double glazed double door with double glazed windows either side which lead out to the rear garden plus a further internal oak door which leads into;

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

OPEN PLAN KITCHEN/DINING/LIVING ROOM
15'7" x 15'8"

The open plan kitchen/dining/living room is an amazing space to entertain with friends and family which includes; double glazed window to the rear elevation and a further double glazed window to the side elevation, three double glazed sky-lights, white wooden wall and base units surrounding the full kitchen, square edge-laminate worktop, integral oven, four ring gas hob with a built in extractor fan over, metal-effect tiled splashback, integral dishwasher integral fridge/freezer, space and plumbing for a washing machine, white drainer sink with chrome taps over, a breakfast bar which matches the kitchen units with space for seating, two central heating radiators, two uPVC doors with double glazed windows within to the front and rear elevation, two cupboard doors which lead into storage cupboards, LED spotlights to the ceiling and a double glazed sliding patio door which leads out tot he rear garden.

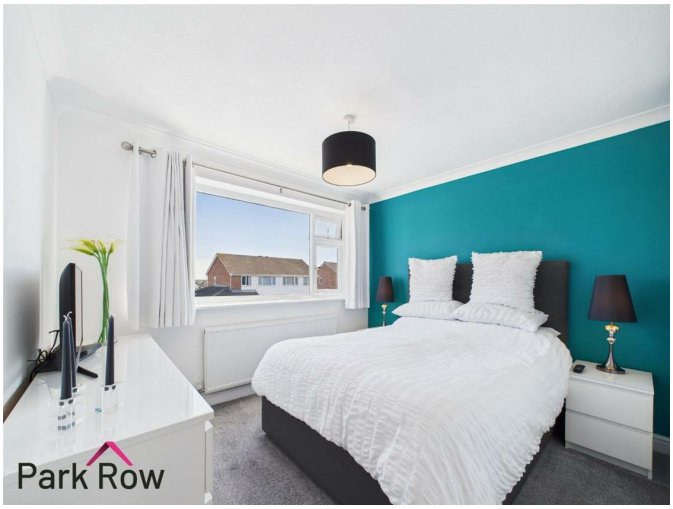


FIRST FLOOR ACCOMMODATION

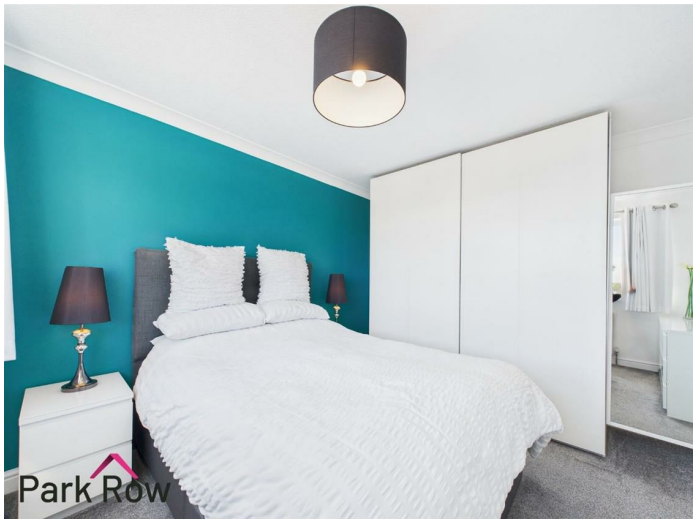
LANDING
9'2" x 3'0"

Loft access and internal doors which lead into;

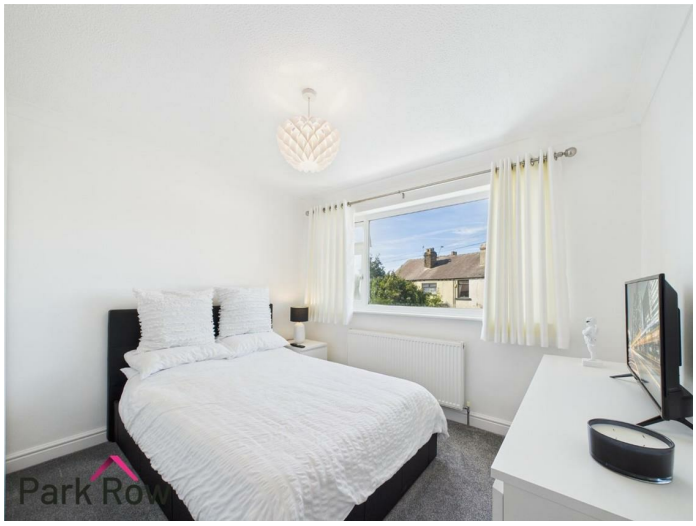
BEDROOM ONE
11'5" x 10'6"



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



BEDROOM TWO
10'8" x 10'5"

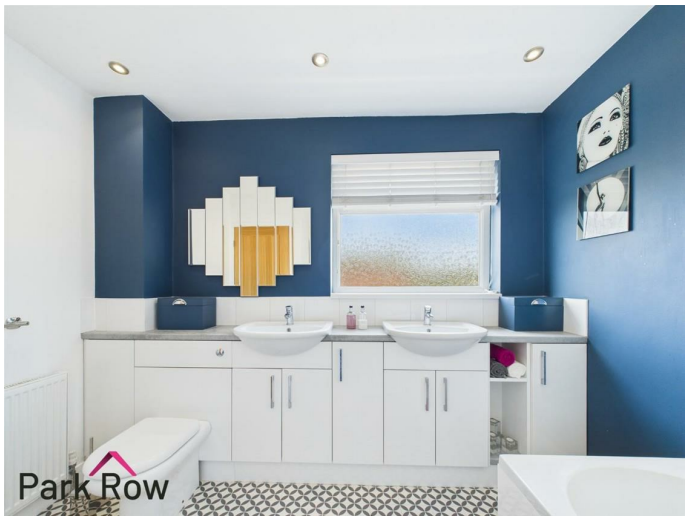


A double glazed window to the rear elevation and a central heating radiator.

BEDROOM THREE
7'5" x 9'9"

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

FAMILY BATHROOM
8'5" x 9'8"



An obscure double glazed window to the rear elevation and includes a white suite comprising; a close coupled w/c and his and hers hand basins with chrome taps over both set within the same white wooden unit which has plenty of space for storage, a panel bath with a mains shower above and a glass shower screen fully tiled around the bath, a central heating radiator.

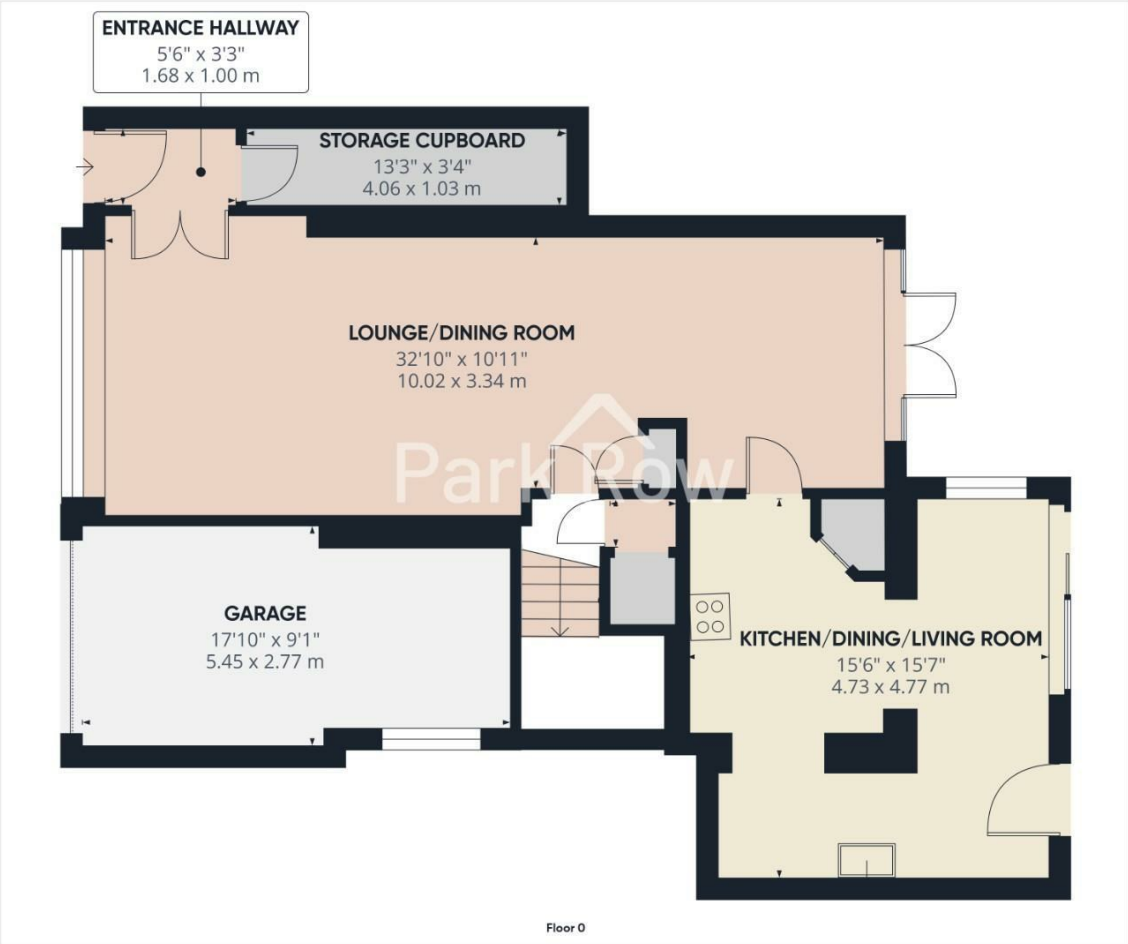
EXTERIOR

FRONT

To the front of the property there is a block paved driveway with space for parking, access into the garage, access into the entrance and the rest is mainly artificial grass.

REAR

Accessed through the patio doors in the lounge, sliding doors in the kitchen or through the uPVC door in the kitchen/dining/living room where you will step out onto; a grey decking area with space for seating, stone built planters filled with mature shrubs and decorative stones, steps down to a pedestrian gate leading out to the rear of the property, perimeter wooden fencing to all three sides and the rest is mainly artificial grass.



Park Row

Approximate total area(1)

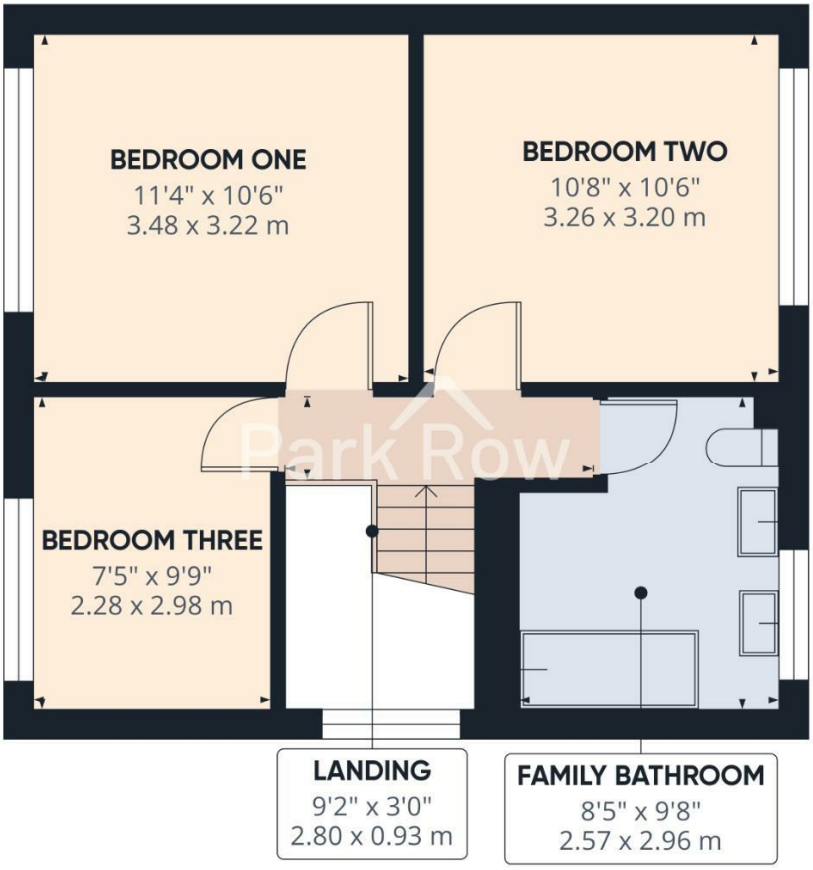
854 ft²

79.4 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.

GIRAFFE360



Floor 1

Park Row

Approximate total area(1)

409 ft²

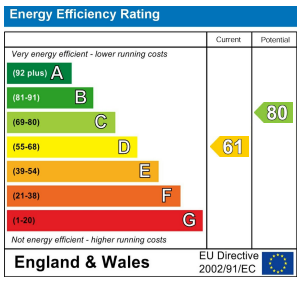
38 m²

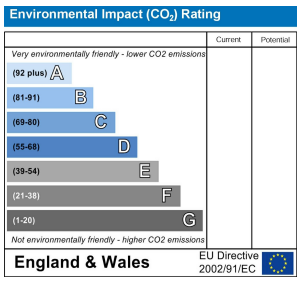
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS





W **www.parkrow.co.uk**

T **01977 681122**

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA

sherburn@parkrow.co.uk

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS