Park Row

The proactive estate agent



Pinfold Way, Sherburn In Elmet, Leeds, LS25 6LF

Offers In The Region Of £290,000

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DETACHED HOMEEXTENDED**THREE BEDROOMS**SUNROOM**DRIVEWAY PARKING**GARAGE**WORKSHOP**ENCLOSED REAR GARDEN**PERFECT FOR FAMILIES**IN SOUGHT AFTER VILLAGE OF SHERBURN IN ELMET**

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!







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INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, this delightful detached home on Pinfold Way offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families seeking a peaceful retreat while remaining close to local amenities.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The sunroom is a particular highlight, allowing natural light to flood the home and offering a serene spot to enjoy the garden views throughout the seasons.

The property boasts a well-maintained bathroom and a practical layout that enhances everyday living. Outside, the enclosed rear garden presents a safe haven for children to play and for families to gather, making it an excellent space for outdoor activities and summer barbecues.

For those with vehicles or hobbies, the driveway parking and garage, complete with a workshop, provide both convenience and additional storage options.

Situated in the sought-after village of Sherburn In Elmet, this home benefits from a friendly community atmosphere and easy access to local shops, schools, and transport links. This property is not just a house; it is a place where memories can be made. Do not miss the opportunity to make this charming home your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a Upvc door with obscure glass within which leads into;

HALLWAY

4'6" x 4'3" (1.39 x 1.32)



Central heating radiator, stairs leading to first floor accommodation and an internal door which leads into;

LOUNGE/DINING ROOM

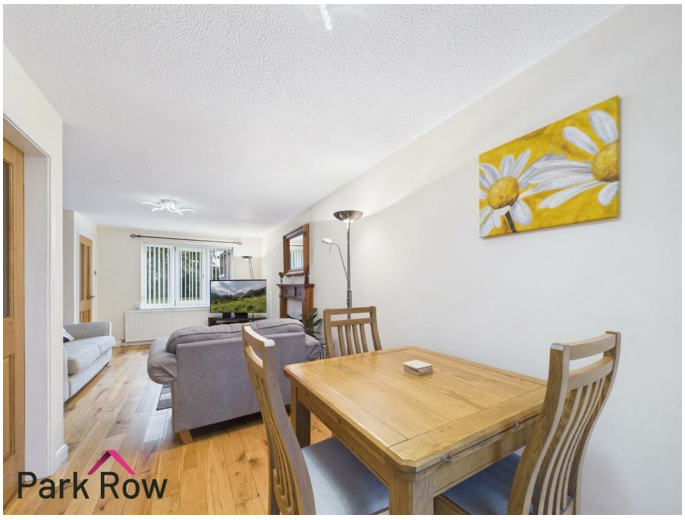
7'4" x 23'5" (2.26 x 7.15)



Double glazed window to the front elevation, two central heating radiators, gas fireplace with wooden surround and marble hearth, internal door which leads into the kitchen and a double glazed double doors which leads into;







SUNROOM
9'3" x 8'10" (2.82 x 2.71)



Central heating radiator, double glazed windows to the side and rear elevations and a double glazed door which leads out to the rear garden.



KITCHEN
6'11" x 15'10" (2.11 x 4.85)



Double glazed windows to the side and rear elevations, central heating radiator, wooden base and wall units, stainless steel one and a half drainer basin with a chrome tap over, electric hob with a built-in extractor fan over, integrated double oven, integrated dishwasher, space and plumbing for a free-standing washing machine, space and electrics for a free-standing fridge/freezer, door which leads to a cupboard with space for storage and a Upvc door with obscure glass within which leads out to the side of the property.



FIRST FLOOR ACCOMMODATION

LANDING
5'11" x 9'4" (1.82 x 2.87)



Double glazed window to the side elevation, loft hatch access, cupboard with space for storage and internal doors which lead into;

BEDROOM ONE
8'9" x 11'11" (2.67 x 3.64)



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



BEDROOM TWO
8'9" x 11'5" (2.69 x 3.48)



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



BEDROOM THREE
5'11" x 14'1" (1.81 x 4.30)



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



BATHROOM
5'10" x 6'1" (1.79 x 1.86)



Obscure double glazed window to the front elevation, floor-to-ceiling tiles, pedestal hand basin, close-coupled w/c, heated chrome towel rack and a bath with a fully tiled mains shower over.

EXTERIOR

FRONT



Block paved driveway and lawned front garden. Black metal gate which gives access to the side of the property and leads to the garage/workshop. A further black metal gate leads into;



REAR



Accessed via the door in the sunroom and the metal gate, block paved pathway and lawned area with a decorative stone boarder. Wooden decking seating area with decorative fencing and wooden fencing to the left and rear sides.



GARAGE
8'4" x 8'3" (2.55 x 2.53)



Brown up-and-over door, space for storage with lighting and electrics and a door which leads into;

WORKSHOP
8'0" x 7'8" (2.45 x 2.36)
Double glazed window to the side elevation, space for storage with lighting and electrics.

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: C

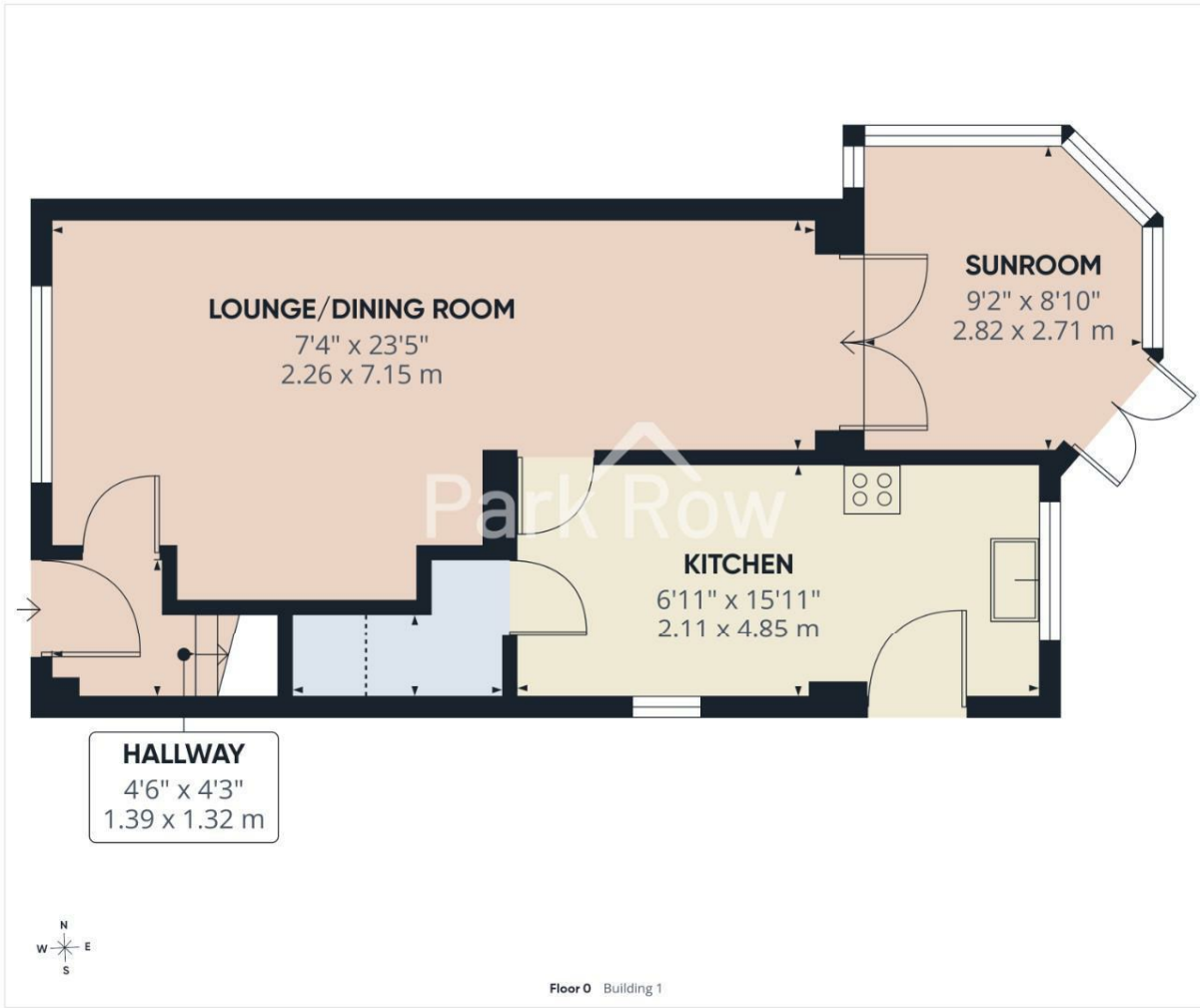
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.

AGENTS NOTE

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.



Floor 0 Building 1

Park Row

Approximate total area(1)

458 ft²

42.5 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

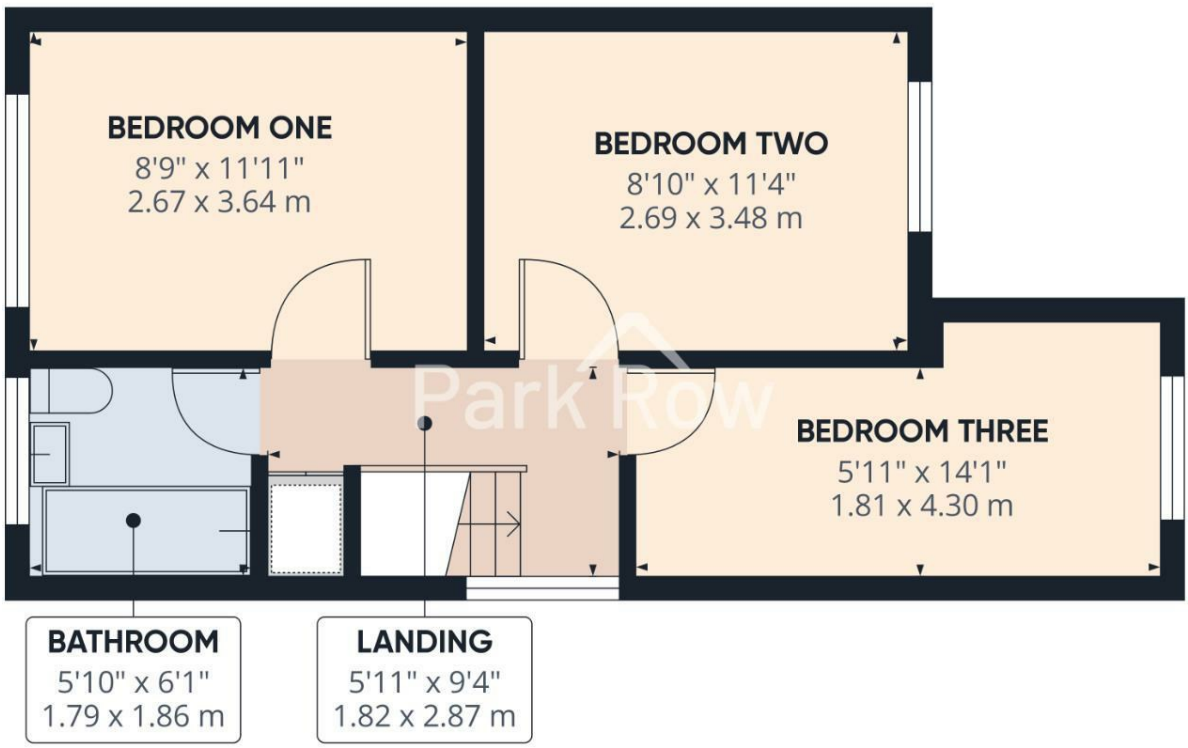
Reduced headroom

..... 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)

372 ft²

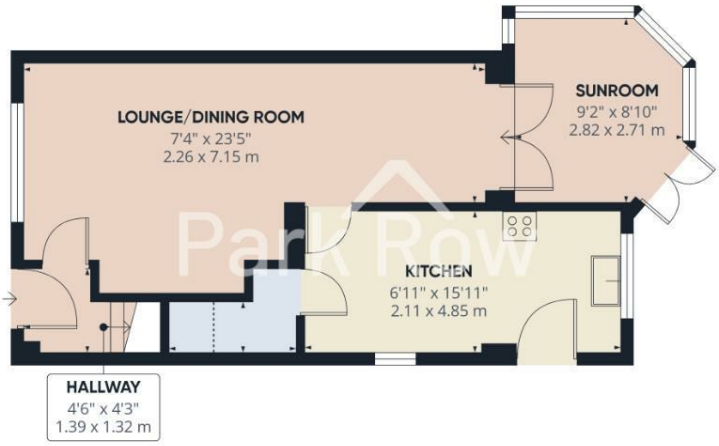
34.5 m²

(1) Excluding balconies and terraces

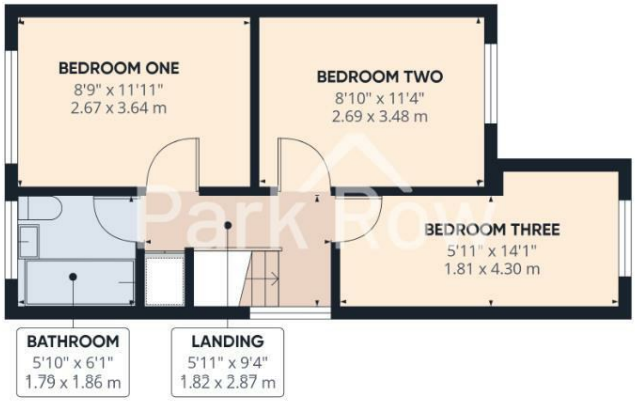
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Floor 0 Building 1





Floor 1 Building 1

Park Row

Approximate total area(1)

830 ft²

77 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

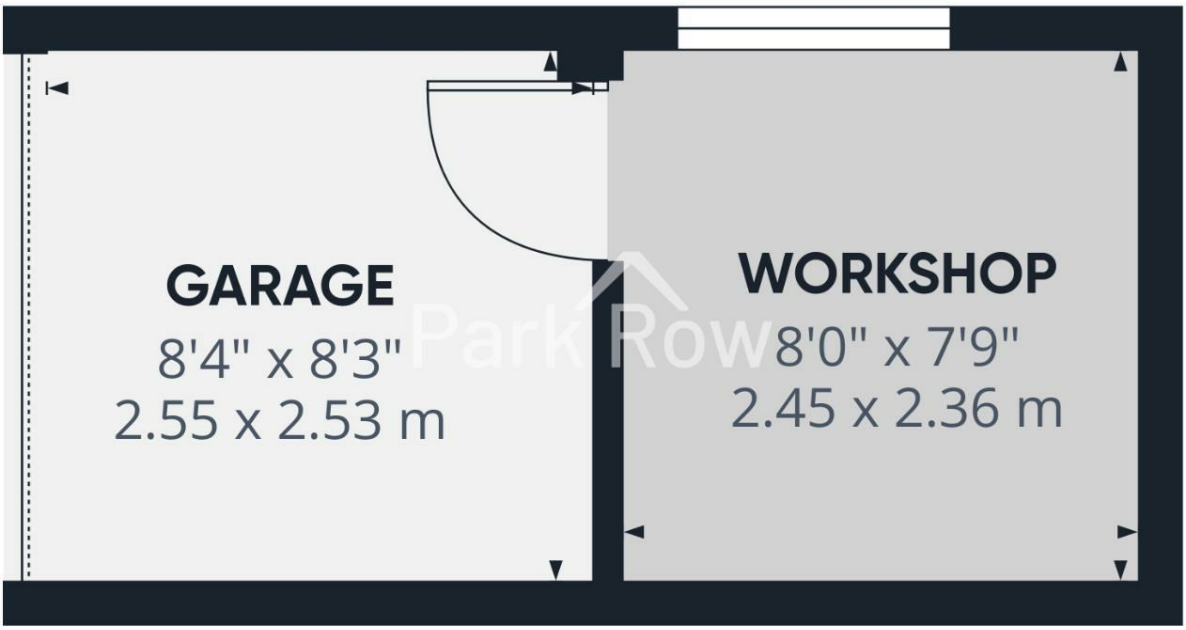
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Park Row



Approximate total area(1)

133 ft²

12.4 m²

(1) Excluding balconies and terraces

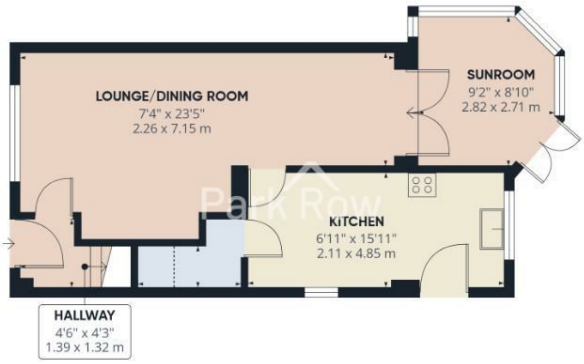
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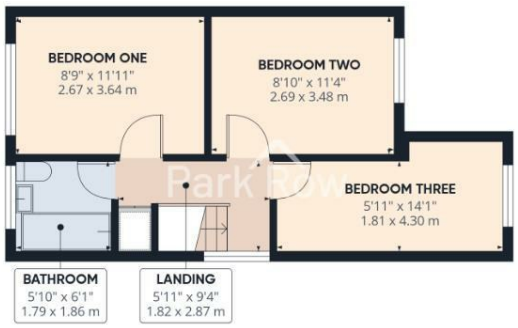
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Floor 0 Building 2

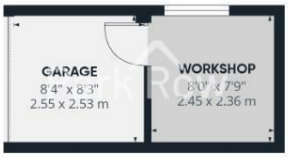
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Park Row

Approximate total area(1)

963 ft²

89.4 m²

Reduced headroom

7 ft²

0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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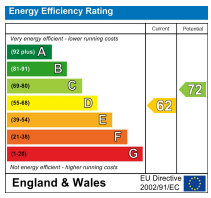


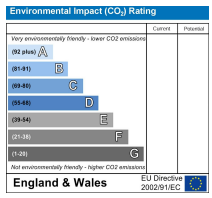




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