

# Park Row



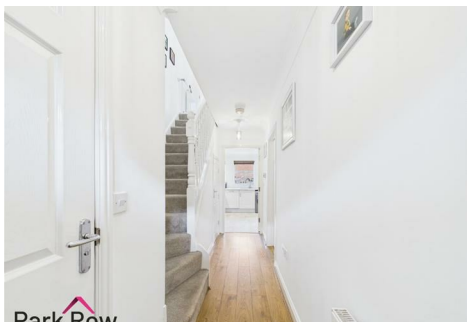
## Pasture View, Sherburn In Elmet, Leeds, LS25 6LZ

**Offers In Excess Of £280,000**



**\*\*THREE STOREY TOWNHOUSE\*\*FOUR BEDROOMS\*\*GARAGE\*\*OFF STREET PARKING\*\*ENCLOSED REAR GRDEN\*\*EN-SUITE\*\*DOWNSTAIRS W/C\*\*BEAUTIFULLY PRESENTED\*\***

**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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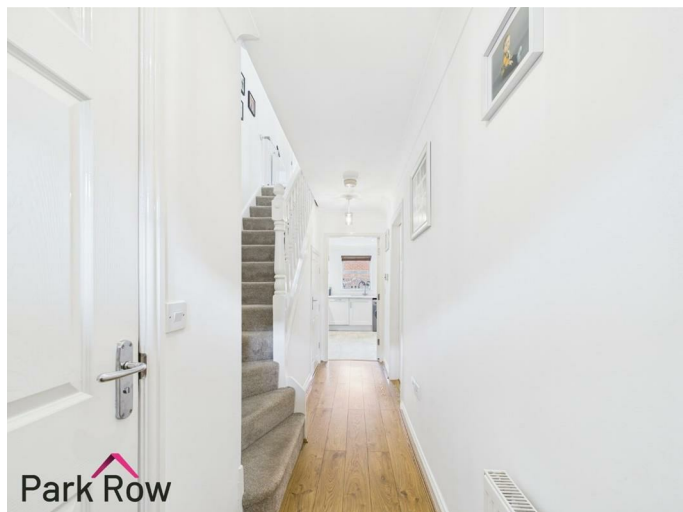
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a grey composite door with double glazed glass panels within which leads into;

### ENTRANCE HALLWAY

16'1" x 3'4" (4.92 x 1.03)



Stairs which lead up to the first floor accommodation, a door which leads into under-stairs storage space, a central heating radiator and internal doors which lead into;

### DOWNSTAIRS W/C

5'8" x 2'7" (1.73 x 0.79)

A double glazed window to the front elevation and includes; a close coupled w/c and a pedestal hand basin with chrome taps over plus tiled splashback.

### LOUNGE

16'0" x 10'5" (4.90 x 3.19)



A double glazed window to the front elevation, a fireplace with a black tiled hearth and a white wooden surround plus a central heating radiator.



### KITCHEN/DINING ROOM

17'0" x 11'1" (5.20 x 3.38)



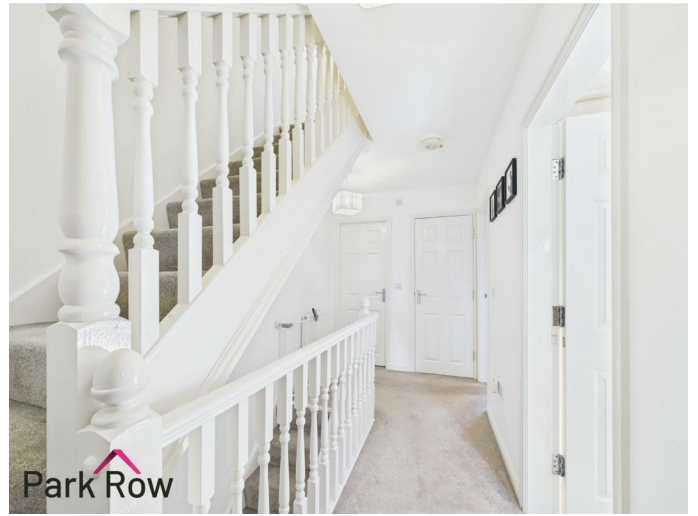
A double glazed window to the rear elevation, a light grey shaker style wall and base units with LED lighting surrounding, square edge marble worktop, built in double ovens, integral fridge/freezer, integral dishwasher, space and plumbing for a washing machine, a four ring gas hob with a built in extractor fan over, one and a half grey sink with chrome taps over, space for a wine fridge, a central heating radiator and double glazed double doors which lead out to the rear garden.





## LANDING

13'6" x 6'2" (4.13 x 1.89)



Stairs which lead up to the second floor accommodation, a central heating radiator and internal doors which lead into;

## BEDROOM ONE

16'2" x 10'5" (4.93 x 3.20)



## FIRST FLOOR ACCOMMODATION



A double glazed window to the front elevation, built in wooden wardrobes, a central heating radiator and internal doors which lead into;



**BEDROOM THREE**  
10'6" x 11'1" (3.21 x 3.40)

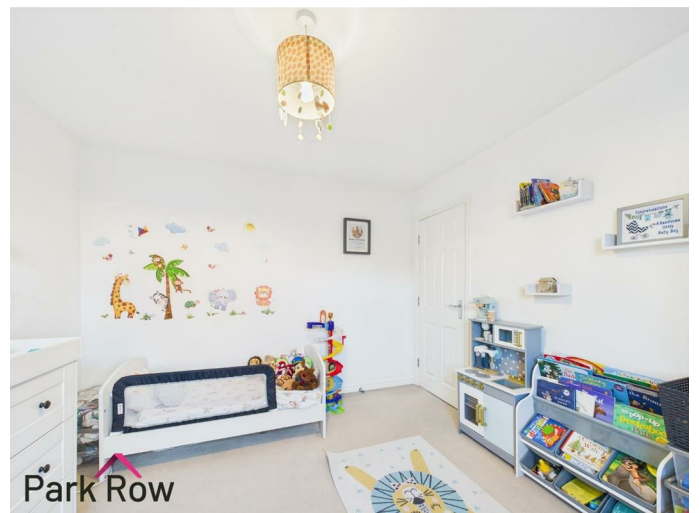


**EN-SUITE**  
6'2" x 5'10" (1.90 x 1.78)



An obscure double glazed window to the front elevation and includes; a close coupled w/c, a corner hand basin with chrome taps over and tiled splashback, a square corner mains shower with a glass shower screen, a central heating radiator and tiled flooring.

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



## BATHROOM

7'8" x 6'5" (2.35 x 1.98)



An obscure double glazed window to the rear elevation and includes; 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, half tiled to all walls, a central heating radiator and tiled flooring.

## SECOND FLOOR ACCOMMODATION

### LANDING

3'4" x 3'0" (1.02 x 0.92)

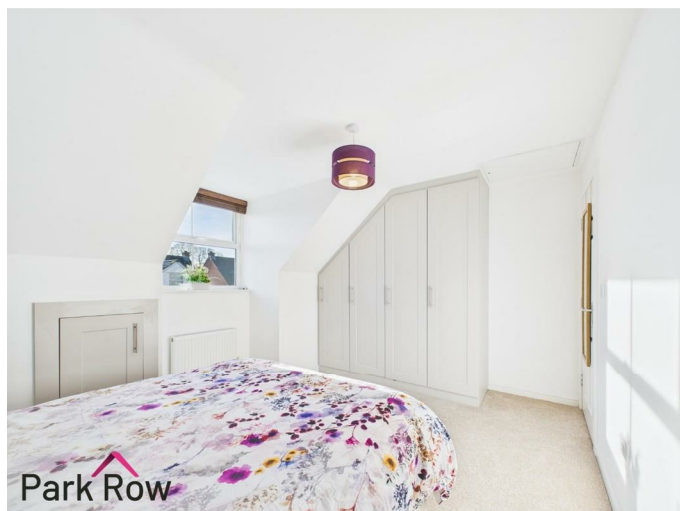
Internal doors which lead into;

### BEDROOM TWO

13'8" x 11'1" (4.19 x 3.40)

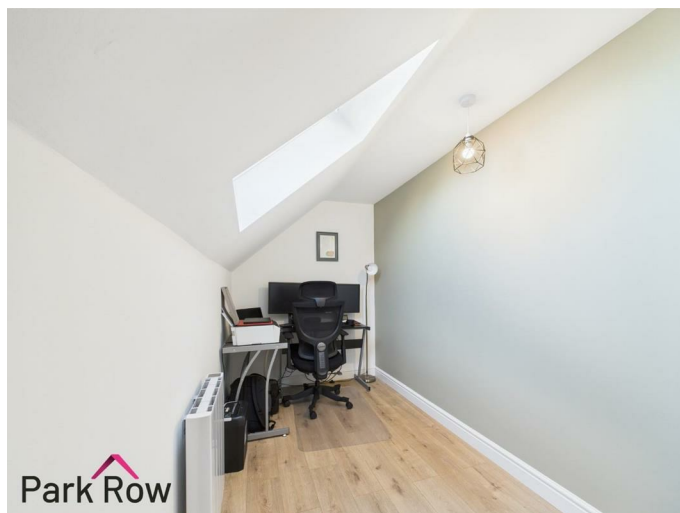


A double glazed window to the front elevation, built in light grey shaker-style wardrobes, a light grey shaker style cupboard which leads through to eaves storage and a central heating radiator.



### BEDROOM FOUR

10'4" x 5'11" (3.16 x 1.82)



A double glazed Velux window and an electric radiator.





## EXTERIOR

### FRONT



To the front of the property there is a paved pathway which leads to the entrance door, a storm porch over the entrance door, perimeter hedging to both sides, border filled with mature shrubs and the rest is mainly lawn.



### REAR



Accessed through the door in the garage or through the double doors in the kitchen/dining room where you will step out onto; a curved patio area running long the length of the garden with space for outdoor seating, perimeter fencing to both sides and the rest is mainly lawn.







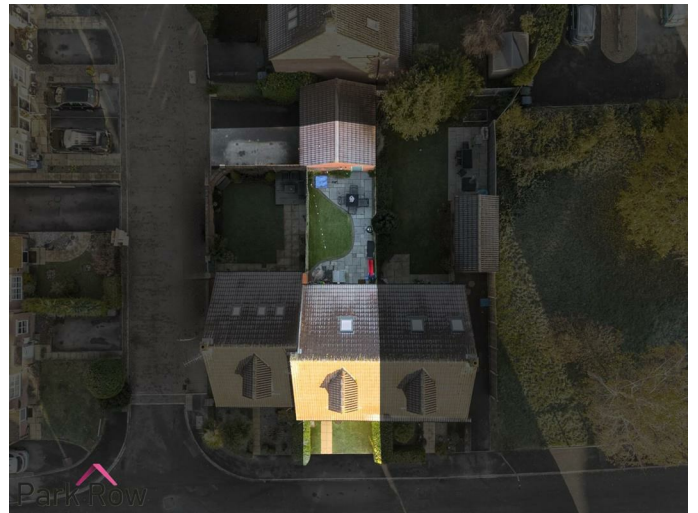
### GARAGE

16'11" x 9'1" (5.17 x 2.77)



Accessed via the up and over door from the driveway at the rear and includes; power, lighting, space for storage and a composite door which leads out to the rear garden.

### 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: D

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.

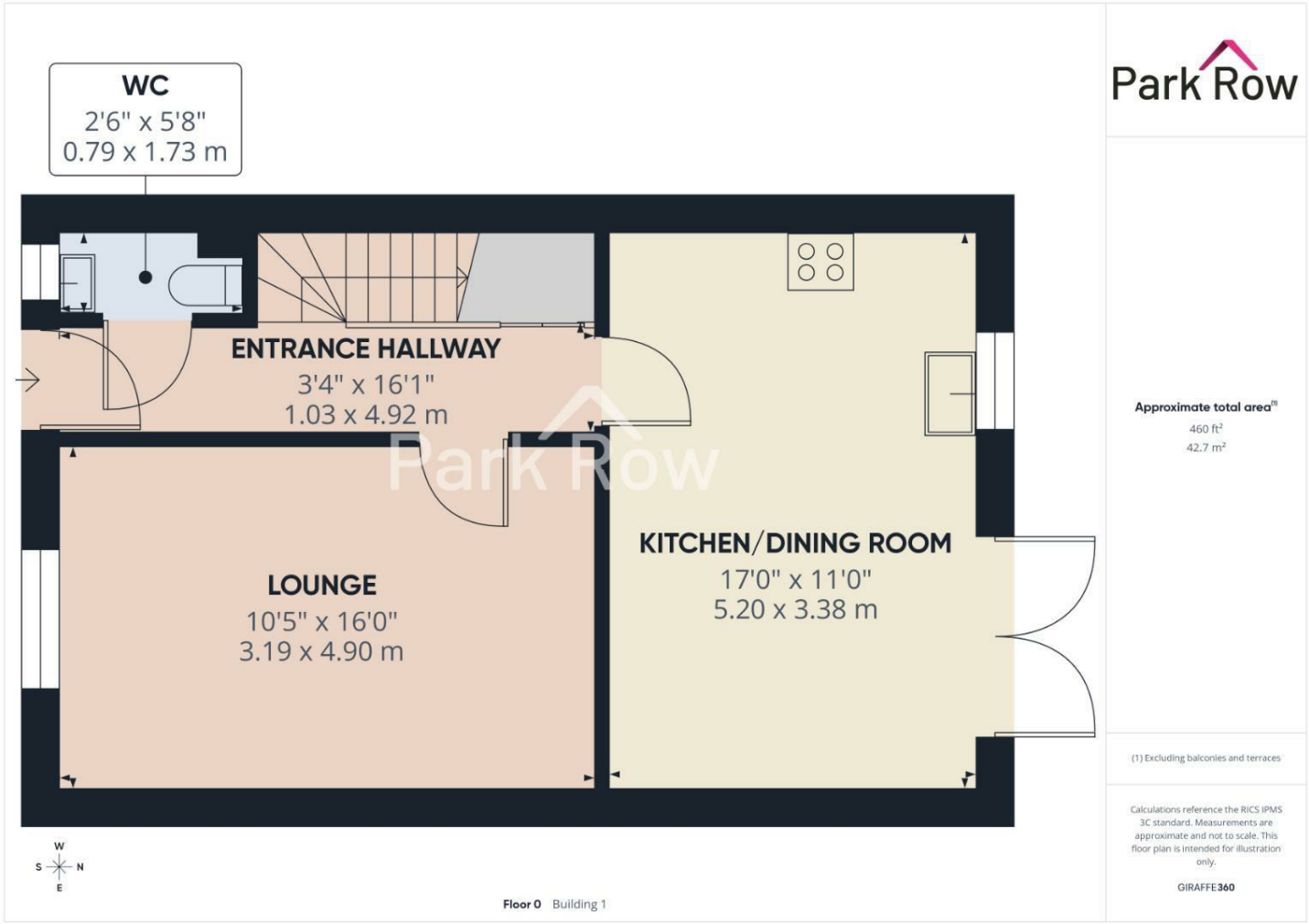
## VIEWINGS

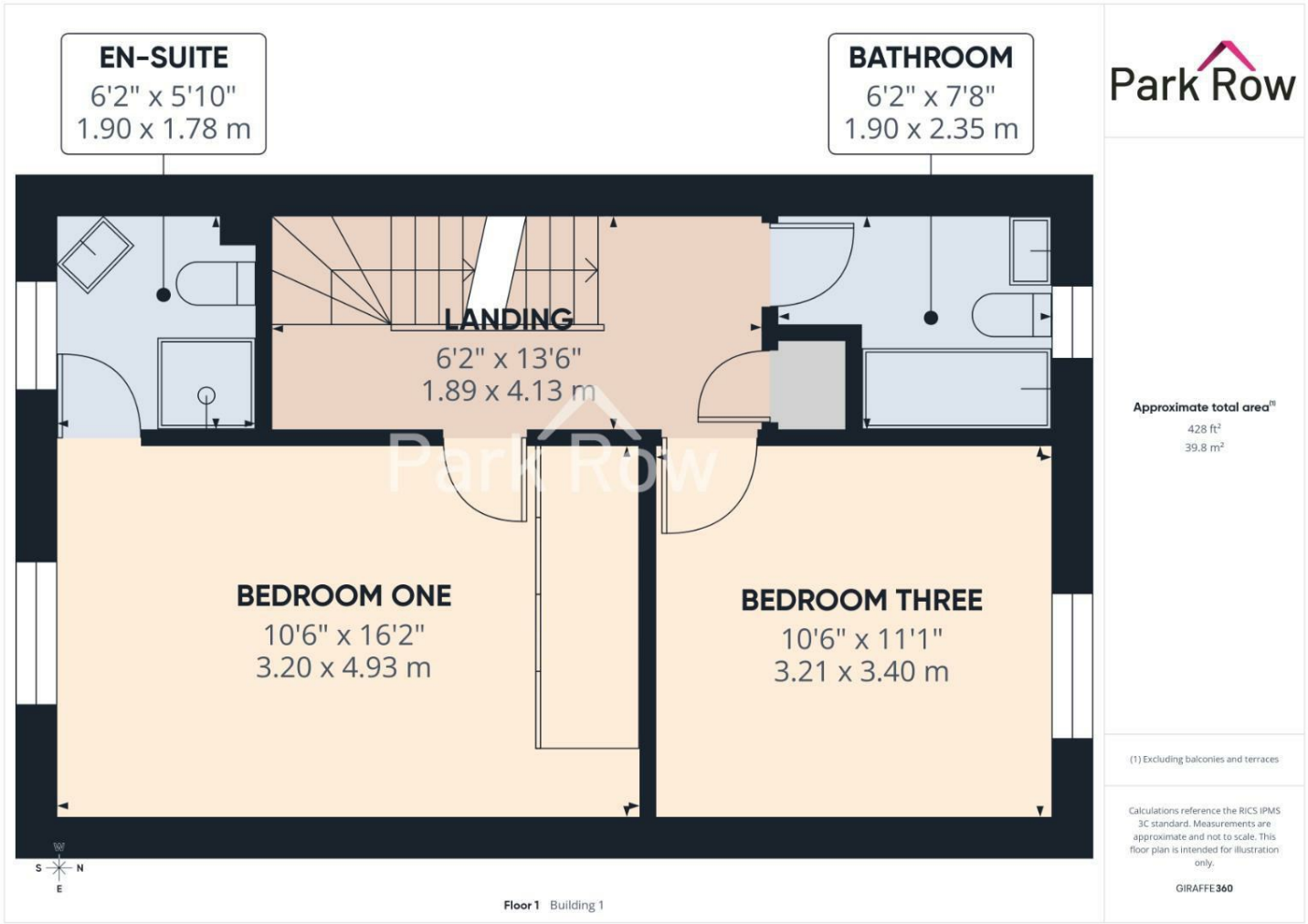
Strictly by appointment with the sole agents.

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.



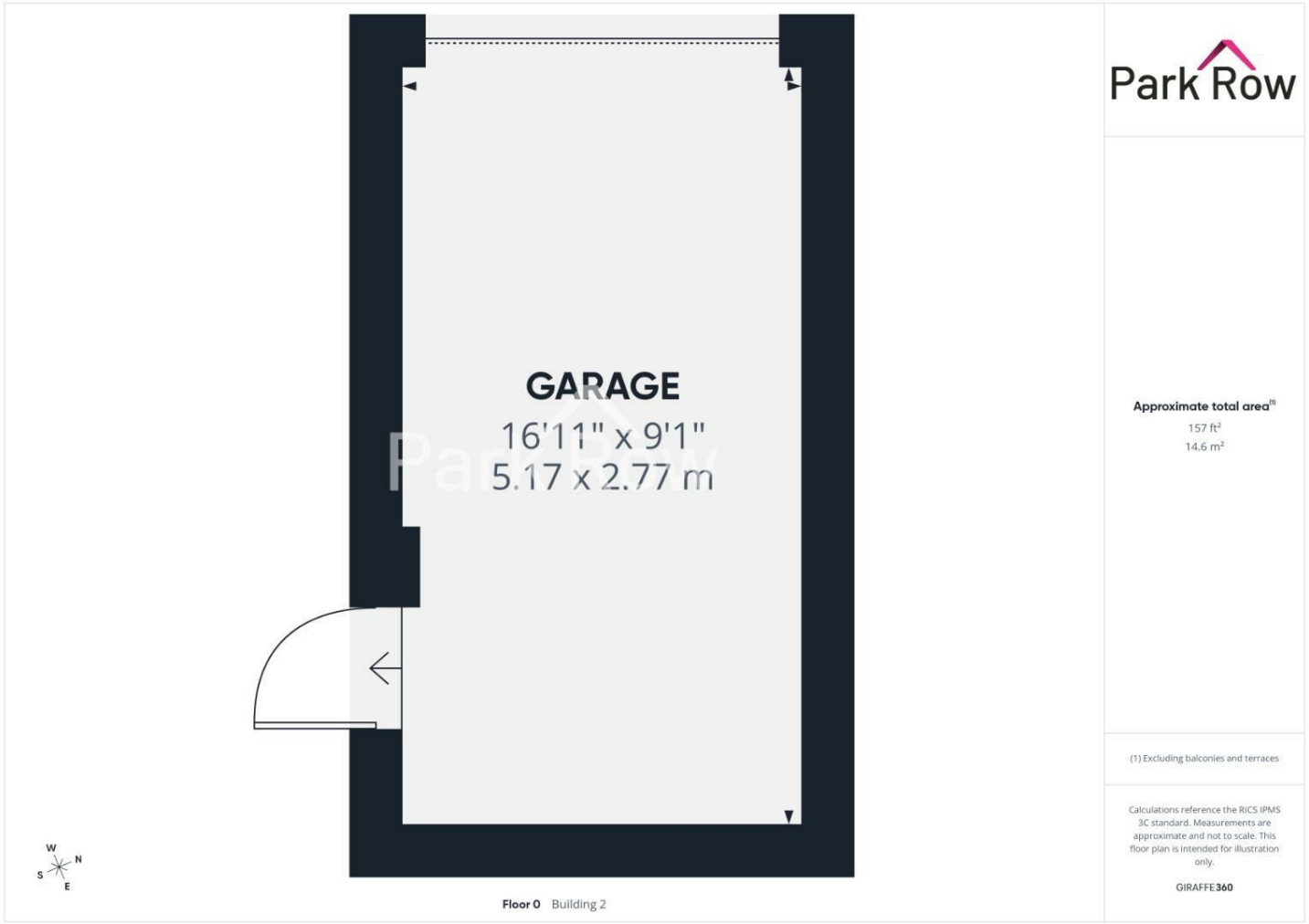




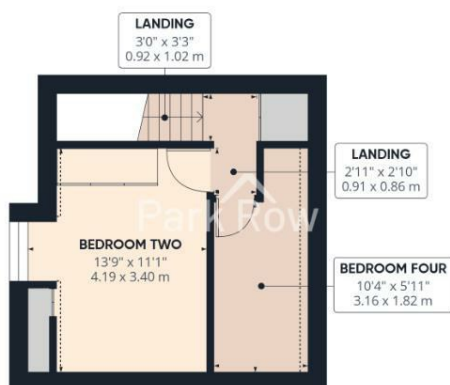
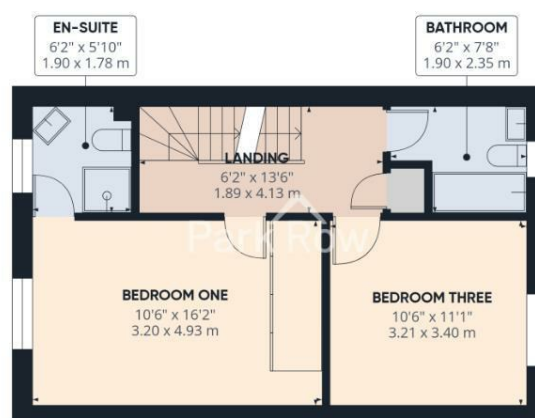












**GIRAFFE360**



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