

Park Row

The proactive estate agent



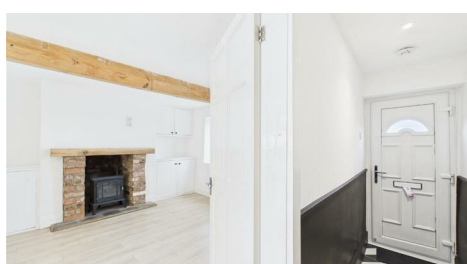
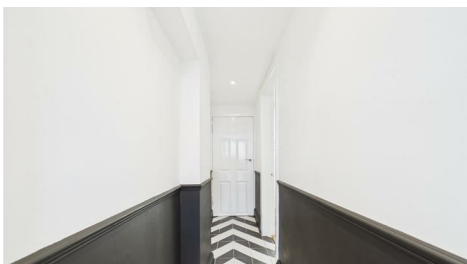
Garden Lane, Sherburn In Elmet, Leeds, LS25 6AU

£190,000



****EXTENDED MID-TERRACE HOME**TWO BEDROOMS**ENCLOSED REAR GARDEN**MODERN OPEN PLAN KITCHEN/DINING/LIVING AREA**PERFECT FOR FIRST TIME BUYERS****

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 mid-terrace home on Garden Lane presents an excellent opportunity for first-time buyers. With two well-proportioned bedrooms, this property offers a comfortable living space that is both inviting and practical.

As you enter, you will be greeted by an open plan kitchen, dining, and living area, creating a warm and sociable environment perfect for entertaining friends and family. The modern kitchen is equipped with contemporary fixtures, making it a joy to cook and dine in. The layout of the ground floor maximizes space and light, ensuring a bright and airy atmosphere throughout.

The property boasts one bathroom, thoughtfully designed to cater to your daily needs. Outside, you will find an enclosed rear garden, providing a private sanctuary for relaxation or outdoor activities.

Located in a friendly community, this terraced house is close to local amenities and transport links, ensuring that you are well-connected to the surrounding areas. This property is a perfect blend of comfort and convenience, making it an ideal choice for those looking to step onto the property ladder. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a white uPVC door which leads into;

HALLWAY

12'4" x 2'9" (3.78 x 0.85)



Tiled flooring and an internal doors which lead into;

LIVING ROOM

11'10" x 12'4" (3.62 x 3.78)



Two double glazed window to the front elevation, an exposed brick fireplace with timber mantel and inset log-burning stove, a central heating radiator, fitted storage cupboards to both alcoves and an open walkway which leads into;



KITCHEN/ DINING AREA
17'9" x 15'5" (5.43 x 4.72)



A double glazed window to the rear elevation, double French doors leading out to rear garden, two Velux windows, central heating radiator, the kitchen area is fitted with white shaker style wall and base units, a white composite worktop, a stainless steel drainer sink with a chrome mixer tap over, plus tiled splash back, a built-in oven with a five-ring gas hob and extractor hood over, space for a fridge freezer, an integrated washing machine and a staircase which leads up to the first-floor accommodation



FIRST FLOOR ACCOMMODATION

LANDING / HALLWAY
2'4" x 5'5" (0.72 x 1.67)



A double glazed window to the rear elevation, access to the loft and internal doors which lead into;

BEDROOM ONE
12'3" x 9'11" (3.75 x 3.04)



A double glazed window to the front elevation, a central heating radiator and loft access via the ceiling hatch.



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BEDROOM TWO

8'11" x 12'11" (2.74 x 3.94)

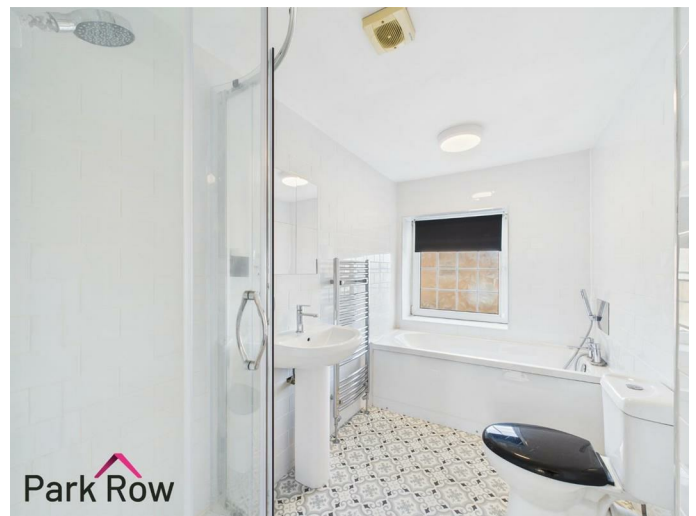


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A double-glazed window to the rear elevation and a central heating radiator,

BATHROOM

9'4" x 5'5" (2.86 x 1.67)

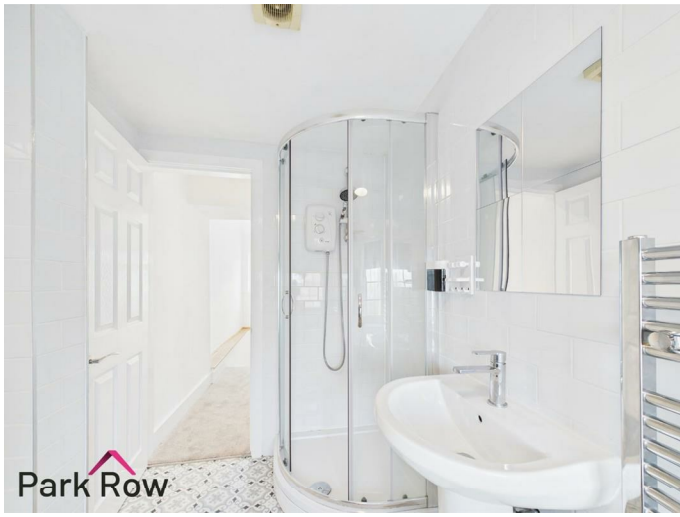


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An obscure double glazed window to the front elevation and a white suite comprising a panelled bath with chrome shower mixer tap, a corner shower enclosure with glass sliding doors, an electric shower within, chrome heated towel rail, pedestal wash basin with chrome mixer tap over, close-coupled W/C and fully tiled walls



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EXTERIOR

FRONT



The property is set directly onto the pavement and is positioned among other traditional terraced properties.

REAR

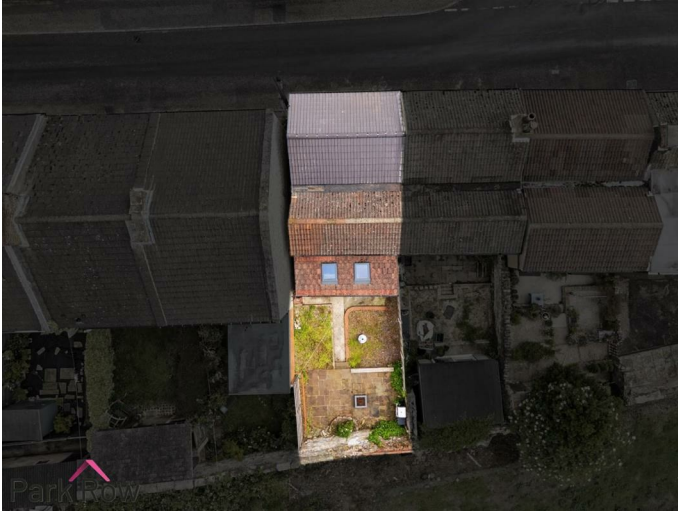


Accessed through the double French doors from the kitchen/living area, the rear of the property features a split-level outdoor space comprising a paved patio area with steps leading down to a gravel section, enclosed by timber fencing and a stone boundary wall.



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AERIAL SHOTS



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.

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.

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.

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 & CASTLEFORD - 01977 791133

VIEWINGS

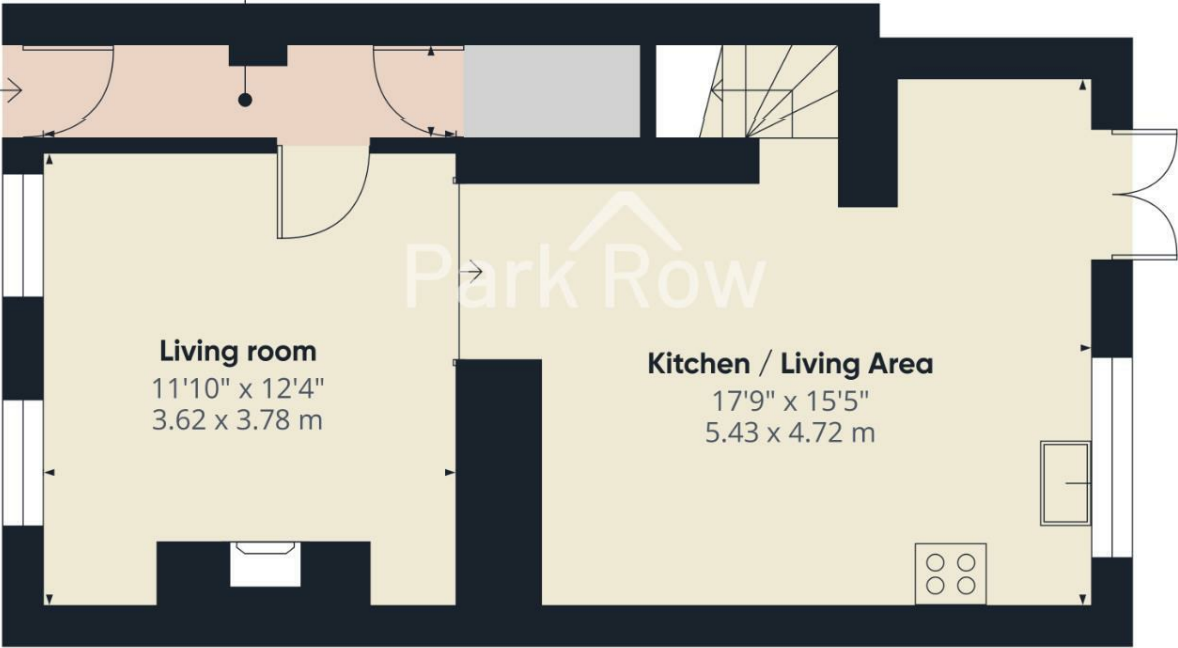
Strictly by appointment with the sole agents.

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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Hallway
12'4" x 2'9"
3.78 x 0.85 m



Approximate total area⁽¹⁾
441 ft²
40.9 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 0

Bathroom
9'4" x 5'5"
2.86 x 1.67 m

Hallway
2'4" x 5'5"
0.72 x 1.67 m


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Approximate total area⁽¹⁾
309 ft²
28.6 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



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Score	Rating	Score	Rating
92-100	A	1-10	A
81-91	B	11-20	B
69-80	C	21-30	C
55-68	D	31-40	D
43-54	E	41-50	E
31-42	F	51-60	F
1-30	G	61-70	G

Current: 83
Potential: 56

England & Wales EU Directive 2002/91/EC



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