Park Row

The proactive estate agent

Church View, Sherburn In Elmet, Leeds, LS25 6HZ

Offers In Excess Of £230,000

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SEMI DETACHED BUNGALOW TWO BEDROOMS** OFF ROAD PARKING** WALK IN SHOWER** CLOSE TO LOCAL AMENITIES** FULLY RENOVATED IN 2018** WELL PROPORTIONED THROUGHOUT**

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 area of Church View, Sherburn In Elmet, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property was fully renovated in 2018 and benefits from well proportioned rooms throughout.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts a modern bathroom equipped with a walk-in shower, ensuring ease of access and comfort for all residents.

Off-road parking is available, providing convenience and peace of mind for vehicle owners.

This bungalow is not only a practical living space but also a wonderful opportunity to embrace a tranquil lifestyle in a friendly community. With its thoughtful layout and desirable features, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with an obscure double glazed panel within, which leads into;

PORCH

3'9" x 3'3"

A double glazed window to the side elevation, a double glazed window into the kitchen, burglar alarm with control panel and an internal wooden door which leads into;

LIVING ROOM

16'4" x 10'10"

A double glazed window to the front elevation, two central heating radiators, a gas fireplace set within a white wooden surround with a marble hearth and internal doors which lead into;

HALLWAY
3'10" x 5'4"

Internal doors which lead into;

KITCHEN
12'2" x 9'7"

Comprises of wooden effect shaker style cabinetry to wall and base units, a stainless steel one and a half drainer sink with chrome mixer taps over, an integrated oven with four ring gas hob over, tiled splash back, a stainless steel extractor fan over, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table. A double glazed window to the front elevation, a central heating radiator, a white uPVC door with an obscure glass panel within which leads to the side elevation, a burglar alarm with control panel. Internal doors which lead into;

BEDROOM ONE
10'9" x 10'10"

A double glazed window to the rear elevation, a central heating radiator and built in wardrobes,

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BEDROOM TWO
8'5" x 9'8"

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

BATHROOM
6'1" x 6'9"

An obscure double glazed window to the side elevation, a central heating chrome towel rail, a white suite comprising of a closed coupled WC, a pedestal hand basin with chrome mixer tap over and a shower cubicle with a glass screen and mains mixer shower within.

EXTERIOR

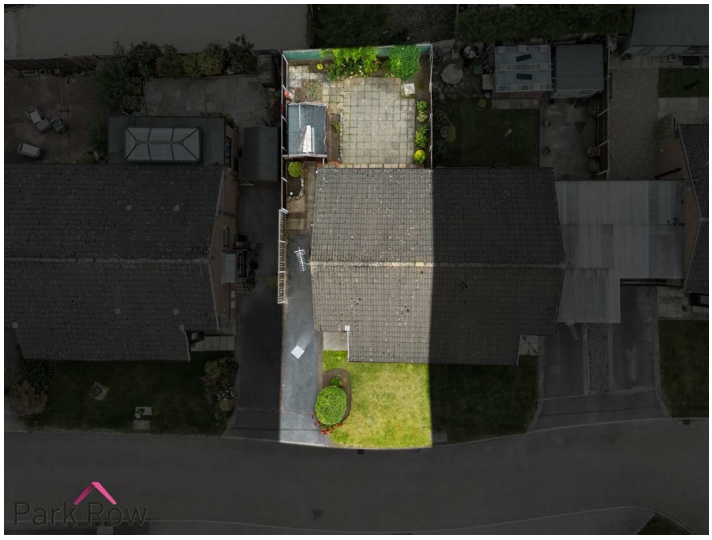
FRONT

A tarmac driveway leads down the side of the property to the side access and the rear garden, a paved path leads to the front door and across the front of the property, the rest of the garden is mainly laid to lawn, with a border containing trees, bushes and shrubs.

REAR

Accessed via the side of the property, the garden is mainly laid with stone flags with space for seating, borders contain established trees, bushes and shrubs and a space for outdoor storage.

AERIAL



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.

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.

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.

VIEWINGS

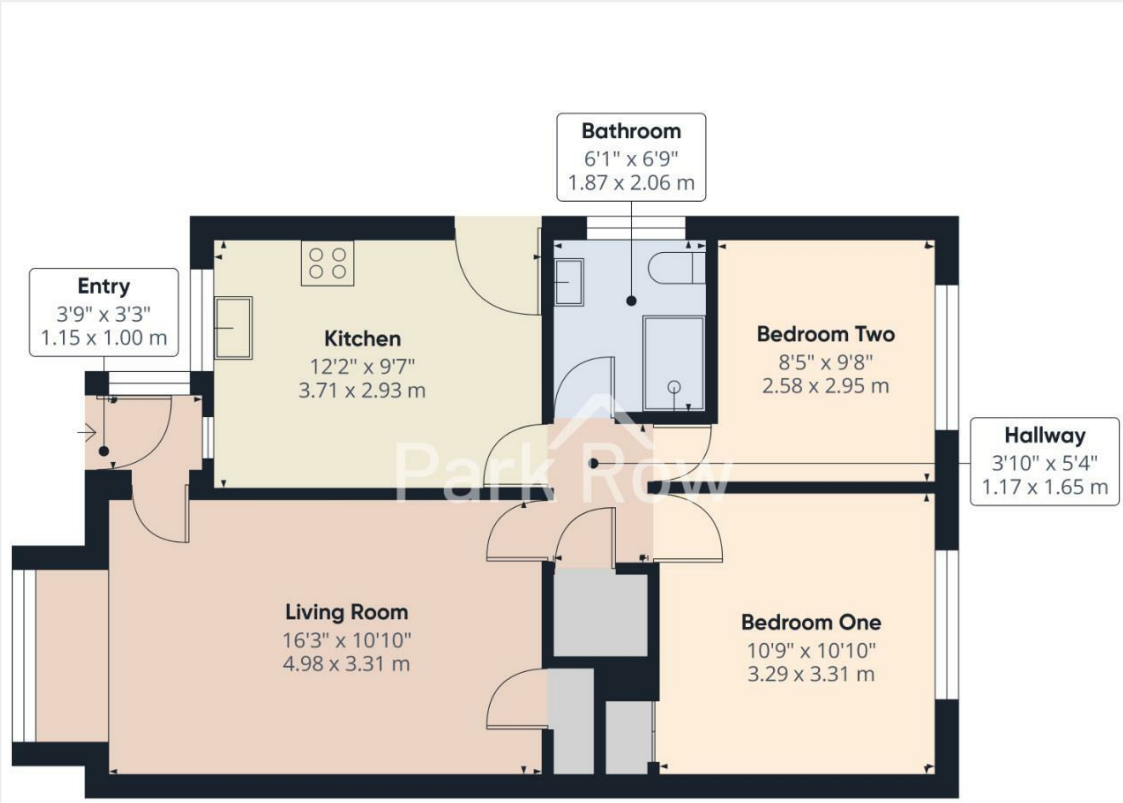
Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

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.

OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm



Park Row

Approximate total area(1)

621 ft²

57.8 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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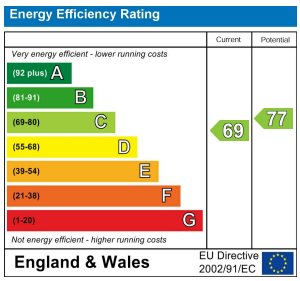

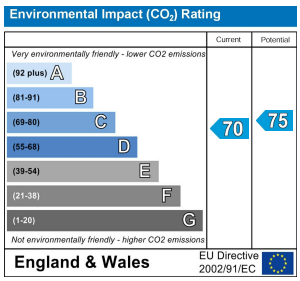

W **www.parkrow.co.uk**

T **01977 681122**

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

sherburn@parkrow.co.uk

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