

# Park Row

The proactive estate agent



## 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!



FEDERATION  
OF INDEPENDENT  
AGENTS

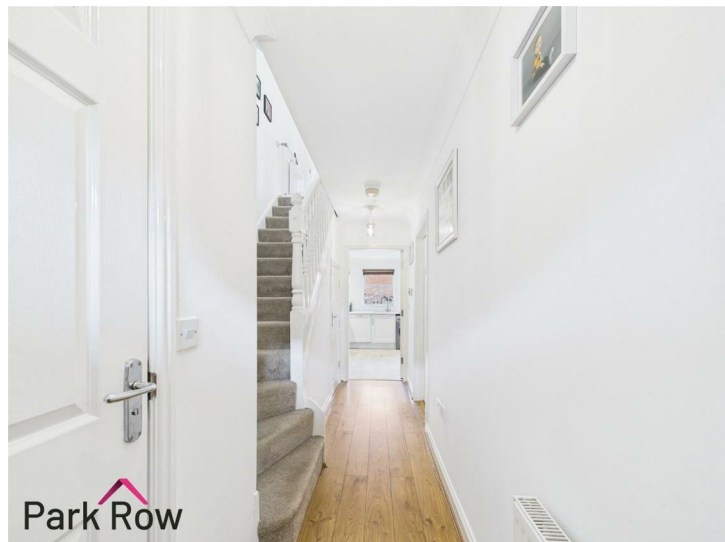
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

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

### ENTRANCE HALLWAY

16'1" x 3'4"



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"

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"



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"



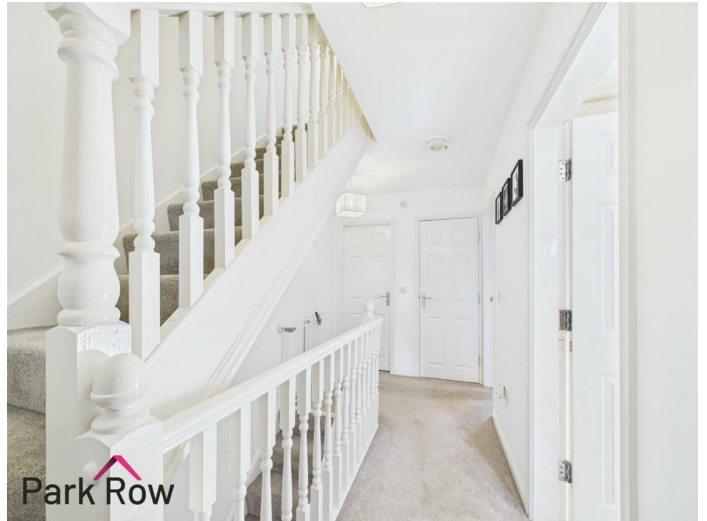
A double glazed window to the rear elevation, a light grey shaker style wall and base units with LED lighting surrounding, square edge marble worktop, built in double ovens, integral fridge/freezer, integral dishwasher, space and plumbing for a washing machine, a four ring gas hob with a built in extractor 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.





**FIRST FLOOR ACCOMMODATION**

**LANDING**  
13'6" x 6'2"



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"



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"



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

**EN-SUITE**  
6'2" x 5'10"



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.



## BATHROOM

7'8" x 6'5"



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

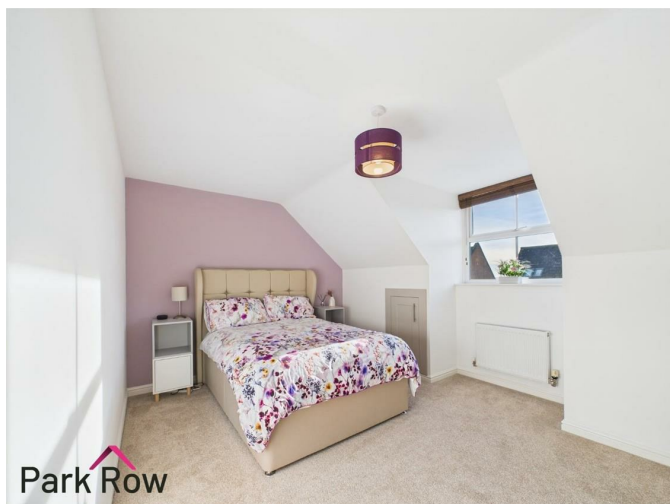
### LANDING

3'4" x 3'0"

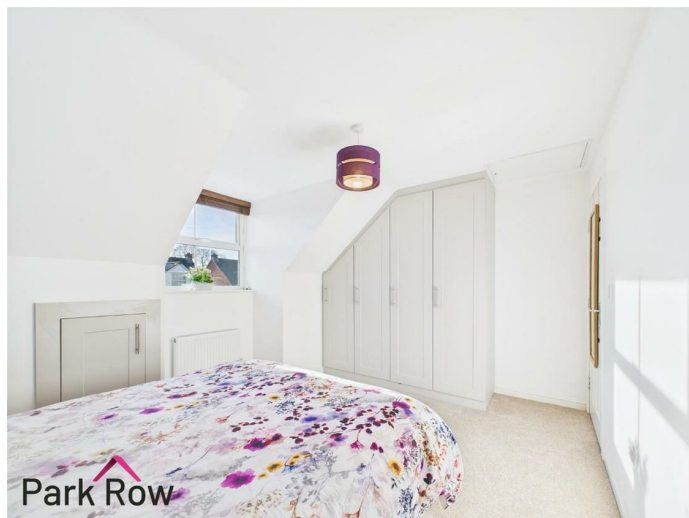
Internal doors which lead into;

### BEDROOM TWO

13'8" x 11'1"

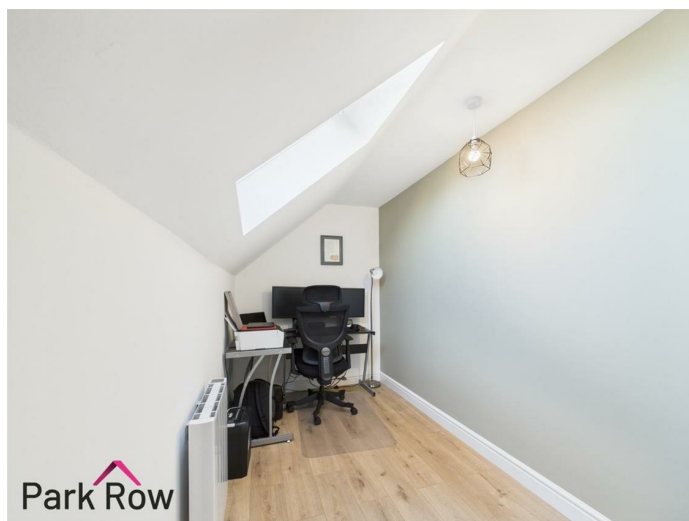


A double glazed window to the front elevation, built in light grey shaker-style wardrobes, a light grey shaker style cupboard which leads through to eaves storage and a central heating radiator.



### BEDROOM FOUR

10'4" x 5'11"



A double glazed Velux window and an electric radiator.



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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.



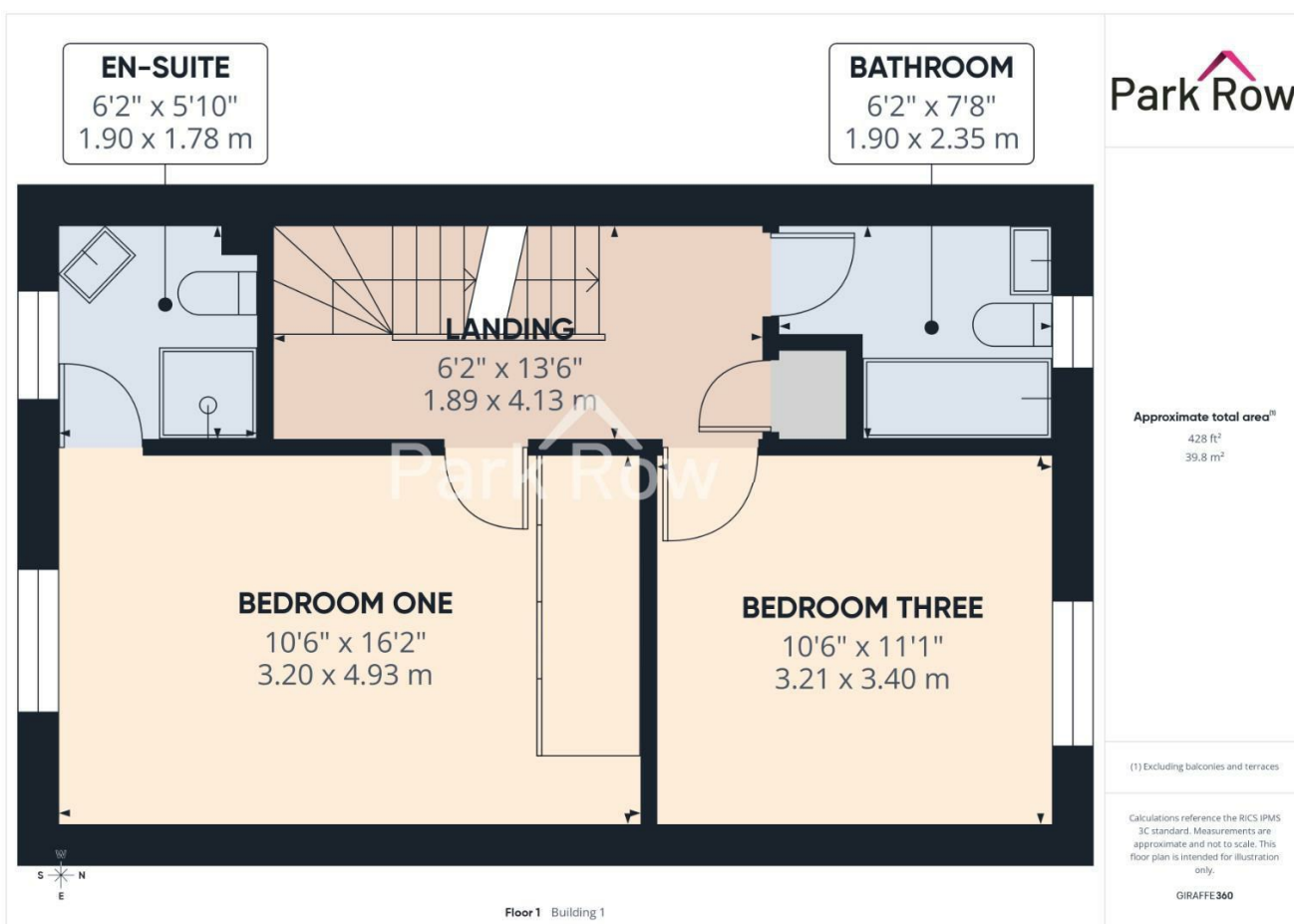
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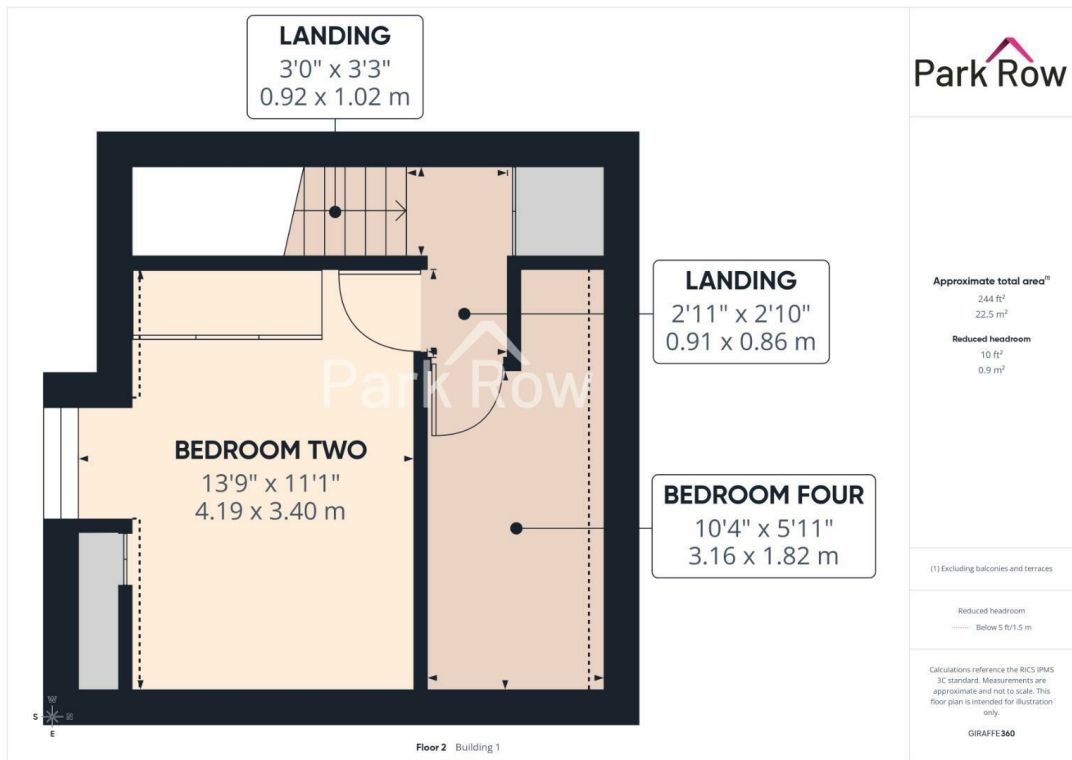
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