



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

Offers In Excess Of £280,000



THREE STOREY TOWNHOUSEFOUR 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!





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"



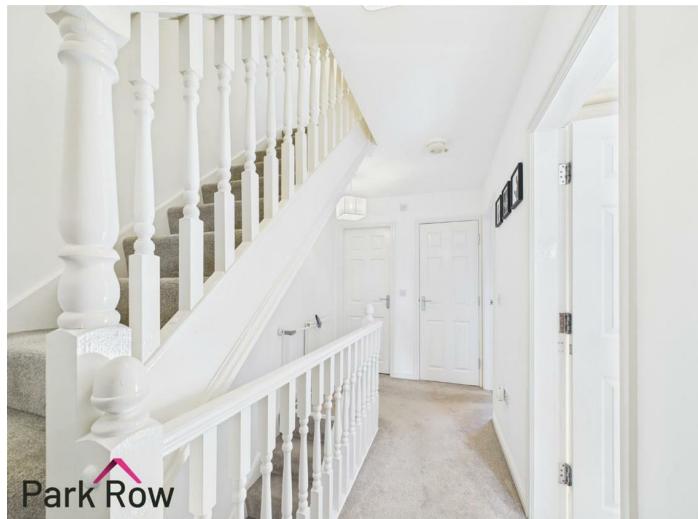
A double glazed window to the rear elevation, a light grey shaker style wall and base units with LED lighting surrounding, square edge marble worktop, built in double ovens, integral fridge/freezer, integral dishwasher, space and plumbing for a washing machine, a four ring gas hob with a built in extractor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



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LANDING
13'6" x 6'2"



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;



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

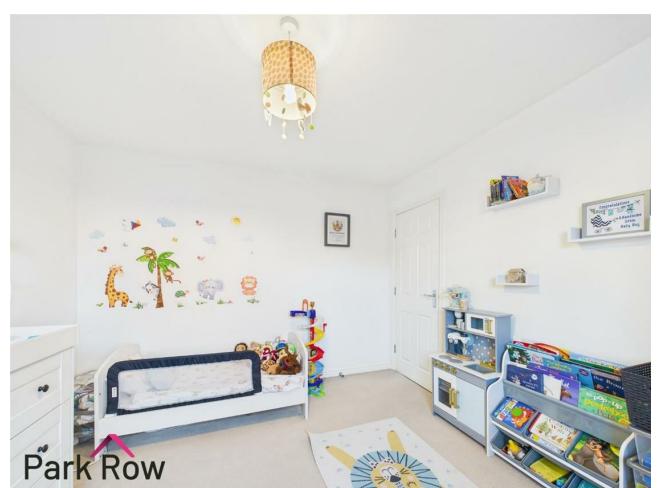


An obscure double glazed window to the front elevation and includes; a close coupled w/c, a corner hand basin with chrome taps over and tiled splashback, a square corner mains shower with a glass shower screen, a central heating radiator and tiled flooring.

BEDROOM THREE
10'6" x 11'1"



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



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BATHROOM
7'8" x 6'5"



Park Row

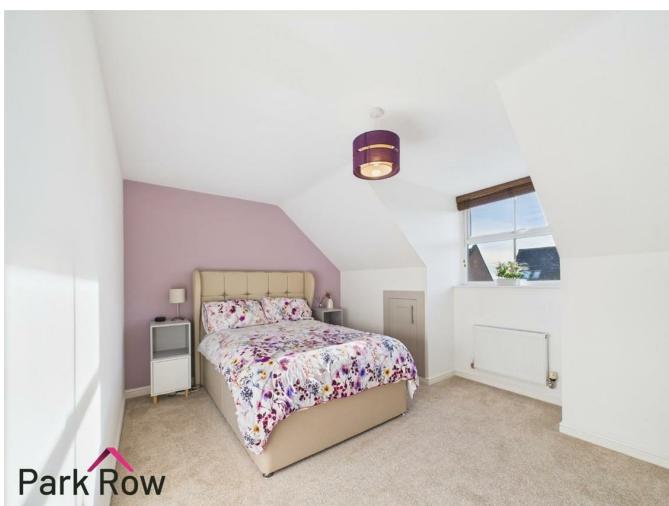
An obscure double glazed window to the rear elevation and includes: a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a shower rail, half tiled to all walls, a central heating radiator and tiled flooring.

SECOND FLOOR ACCOMMODATION

LANDING

3'4" x 3'0"
Internal doors which lead into;

BEDROOM TWO
13'8" x 11'1"

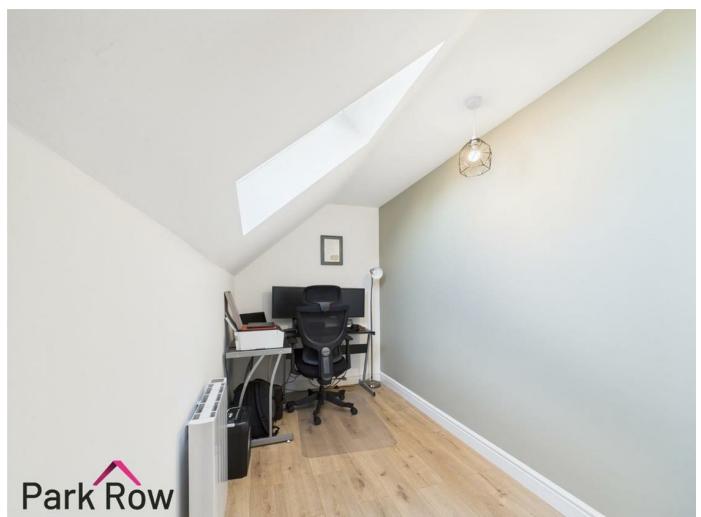


Park Row

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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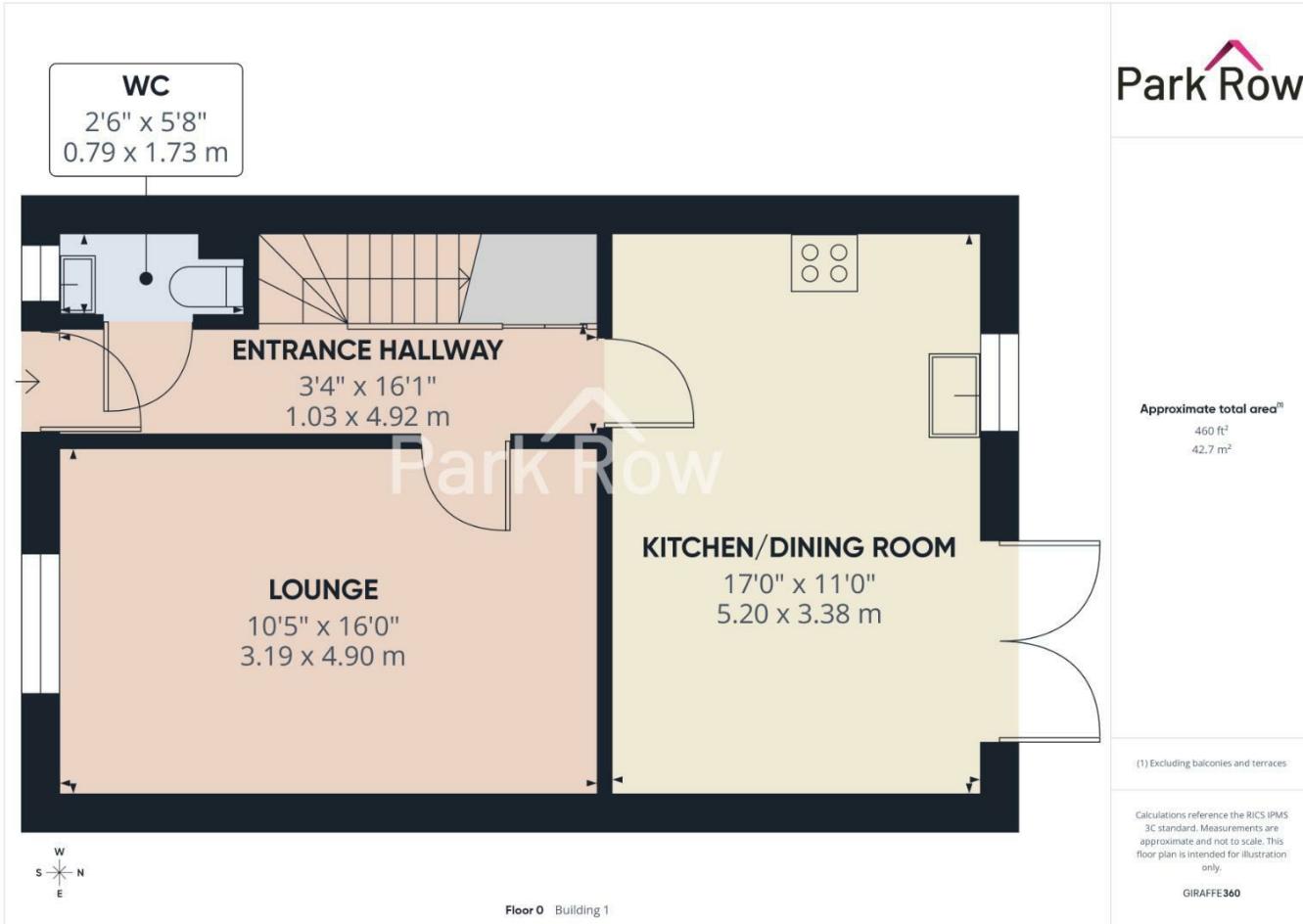
Park Row

Approximate total area⁽¹⁾
460 ft²
42.7 m²

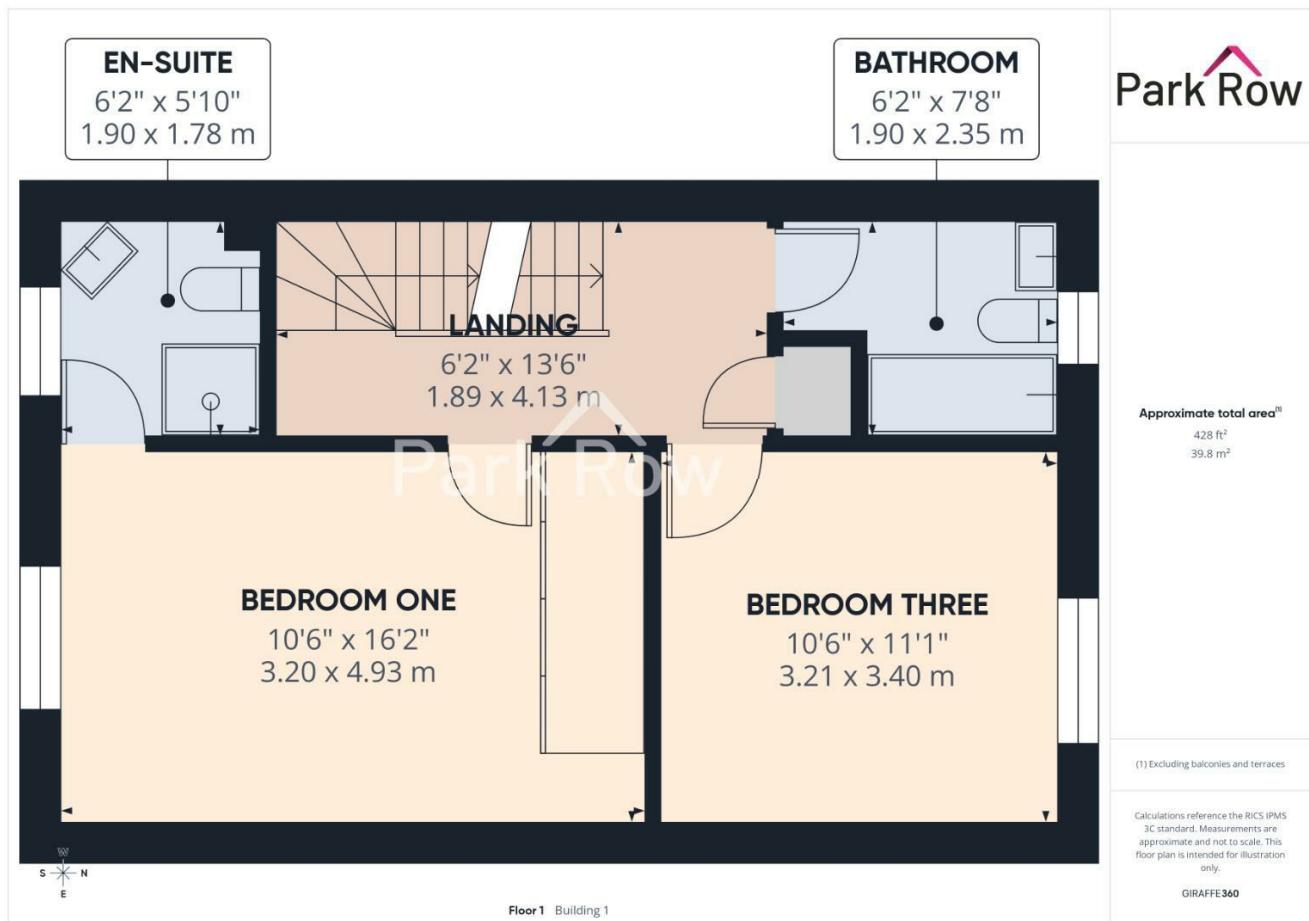
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

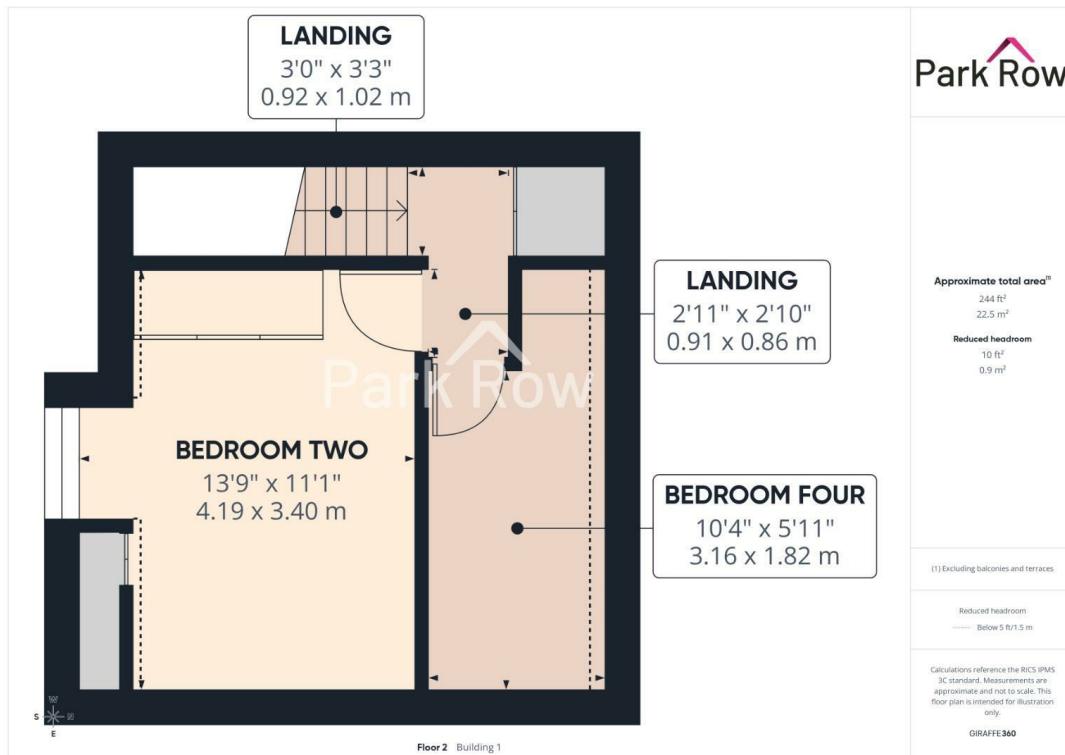
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	76	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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