Park Row

The proactive estate agent



Pasture Way, Sherburn In Elmet, Leeds, LS25 6LQ

£350,000

4 1 1 D

DETACHED HOUSE ** FOUR BEDROOMS ** KITCHEN/DINER ** ENCLOSED REAR GARDEN ** DETACHED GARAGE ** OFF STREET PARKING ** POTENTIAL TO EXTEND **

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!







INTRODUCTION

Nestled in the charming area of Sherburn In Elmet, Leeds, this delightful detached house on Pasture Way offers a perfect blend of comfort and modern living. Spanning an impressive 939 square feet, the property boasts four bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which is designed to be both functional and stylish. This area is perfect for family meals or social gatherings, allowing for a seamless flow between cooking and dining. The property features a well-maintained enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. Additionally, the convenience of a garage adds to the practicality of this home, offering ample storage or parking options. Set back from the road, this detached house enjoys a sense of privacy while still being conveniently located near local amenities and transport links. With its generous living space and desirable features, this property is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a double glazed entrance door with a glass panel insert to the top and storm porch over which leads into:

ENTRANCE HALLWAY

6'0" x 5'1" (1.85 x 1.56)

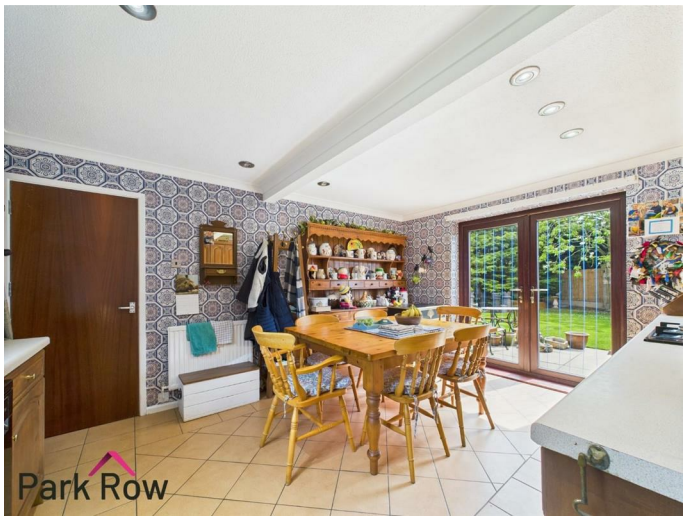
Stairs leading to first floor accommodation, central heating radiator and has internal doors leading off:

KITCHEN/DINER

11'6" x 15'4" (3.52 x 4.69)



Double glazed window to the front elevation , wall and base units in a wood effect finish, roll edge worktops with tiled splashbacks, one and a half white drainer sink with mixer tap over, four ring gas hob with built in extractor fan over and tiled splashback, built in electric oven below, space and plumbing for washing machine and a dishwasher, central heating radiator, spotlights to the ceiling, space for dining table and chairs, double glazed external door with two glass panel inserts which leads to the side elevation and double glazed double doors which lead out into the rear garden.







DOWNSTAIRS W/C
2'9" x 5'2" (0.86 x 1.58)

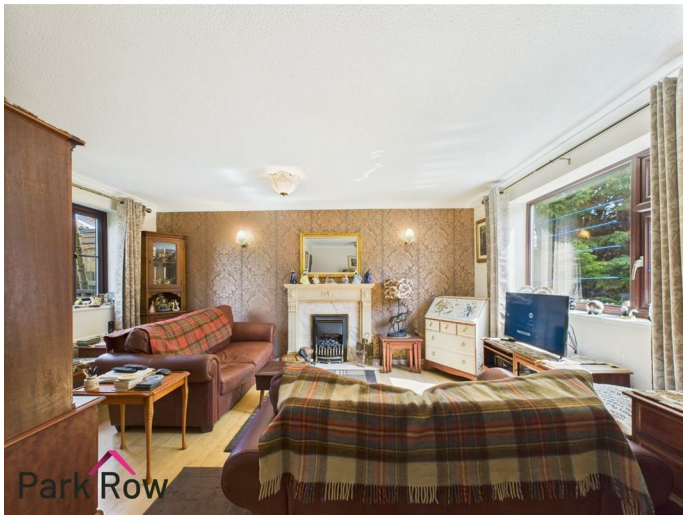


Obscure double glazed window to the front elevation and has a white suite comprising: low level w/c, pedestal handbasin with chrome taps over. chrome heated towel rail, spotlights to the ceiling and is fully tiled to all walls.

LOUNGE
16'9" x 15'4" (5.13 x 4.69)



Double glazed windows to the front and rear elevations, central heating radiator, gas fire set within a wooden surround on a marble heath and an internal door which leads into understairs storage.





FIRST FLOOR ACCOMMODATION

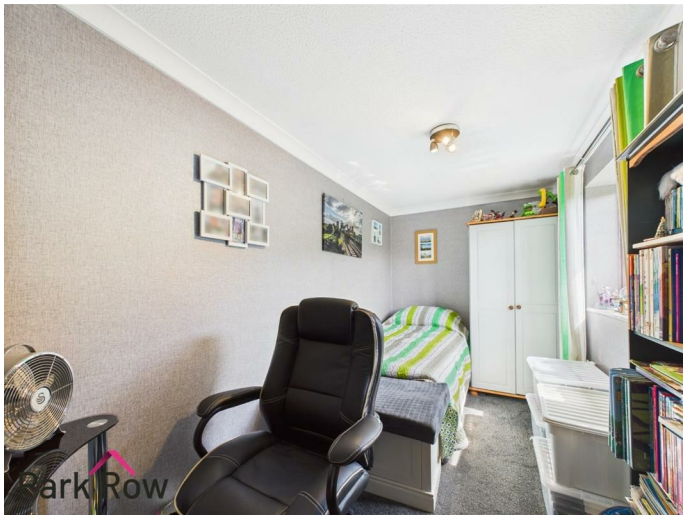
LANDING
9'6" x 6'7" (2.90 x 2.02)
Double glazed window to the rear elevation and has internal doors leading off:

BEDROOM ONE
13'7" x 6'7" (4.16 x 2.01)



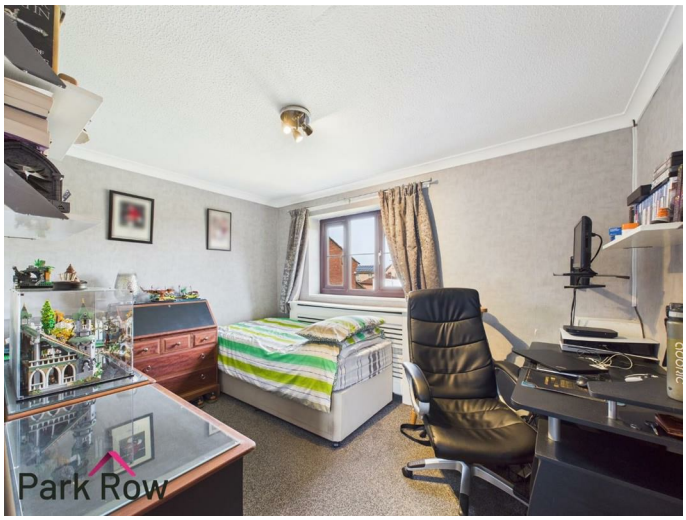
Double glazed window to the front elevation, central heating radiator and has over bed storage units .

BEDROOM TWO
11'1" x 8'6" (3.40 x 2.61)



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

BEDROOM THREE
11'8" x 8'5" (3.58 x 2.58)



Double glazed window to the front elevation and a central heating radiator.

BEDROOM FOUR
8'6" x 6'7" (2.60 x 2.03)
Double glazed window to the rear elevation and a central heating radiator.

FAMILY BATHROOM
8'6" x 5'6" (2.61 x 1.68)



Obscure double glazed window to the front elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above, handbasin with chrome tap over and built in vanity unit below, low level w/c, central heating radiator, fully tiled around the bath area and the washbasin.



EXTERIOR

FRONT



To the front of the property is a gravel area with space for parking for 1 car which leads to a detached garage, a paved pathway leads to the front entrance door, the rest is laid to lawn with borders filled with mature shrubs and trees and a wooden pedestrian gate gives access to the rear garden.



GARAGE
Accessed via and up and over door with power and lighting.

REAR





Can be accessed via the wooden pedestrian gate down the side of the property, the door from the kitchen or the double doors in the kitchen/diner where you will step out onto: a paved area with space for seating, the rest is mainly laid to lawn with established trees and shrubs and has wooden perimeter fencing to all sides.







AERIAL



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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 4/5G

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

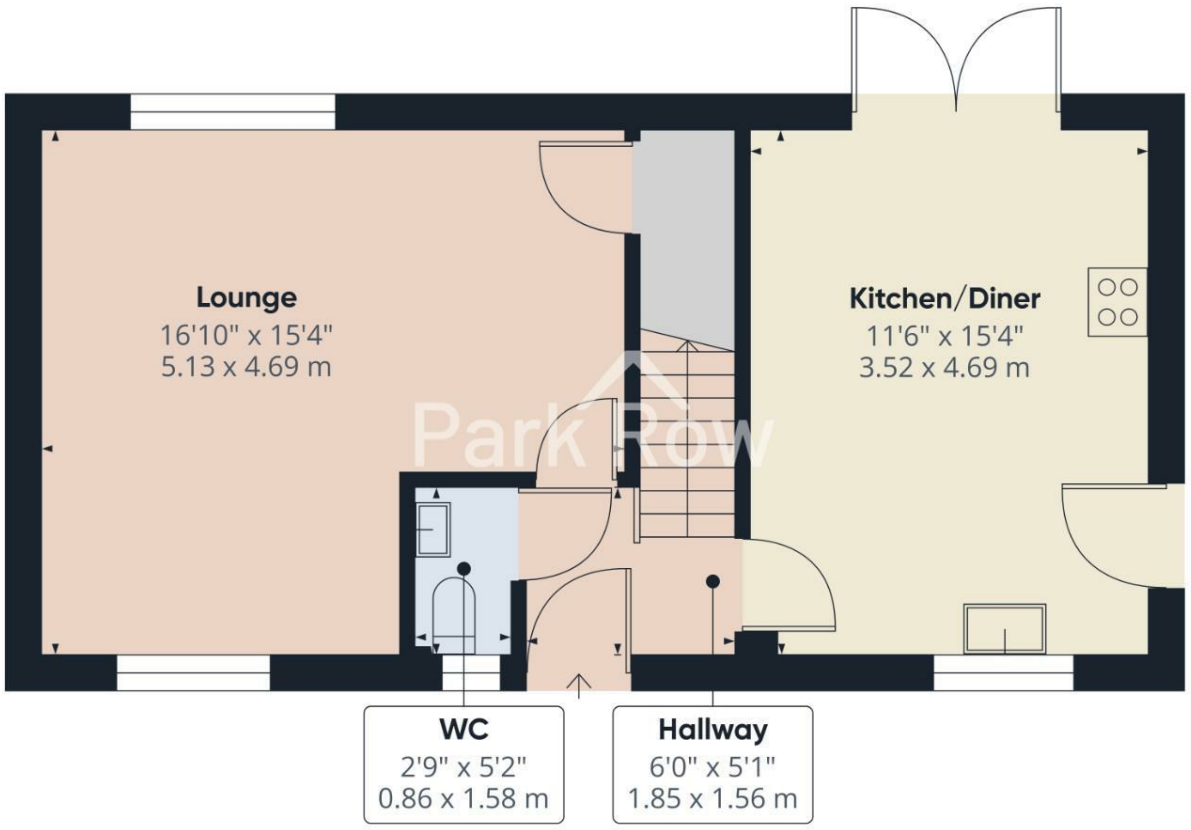
CALLS ANSWERED :
Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm
Saturday - 9.00am to 1.00pm
Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124
SHERBURN IN ELMET - 01977 681122
GOOLE - 01405 761199
PONTEFRACT - 01977 791133
CASTLEFORD - 01977 558480

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.



Floor 0

Park Row

Approximate total area[1]

488 ft²

45.4 m²

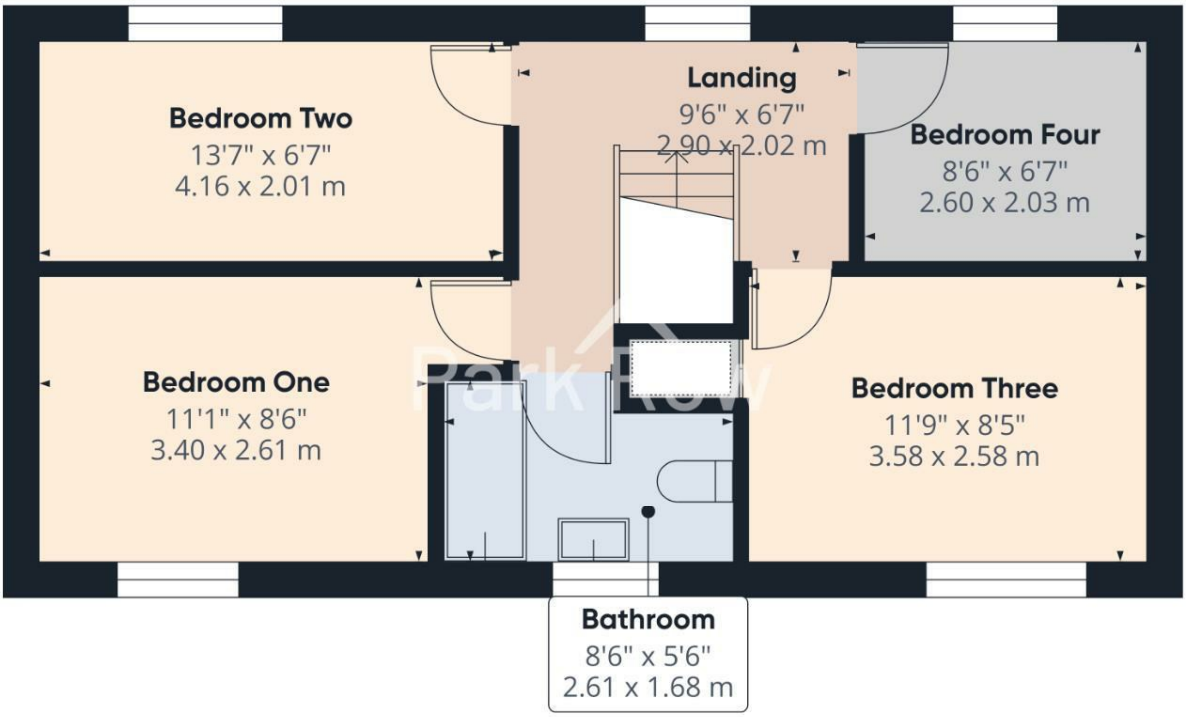
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Floor 1

Park Row

Approximate total area[1]

451 ft²

42 m²

(1) Excluding balconies and terraces

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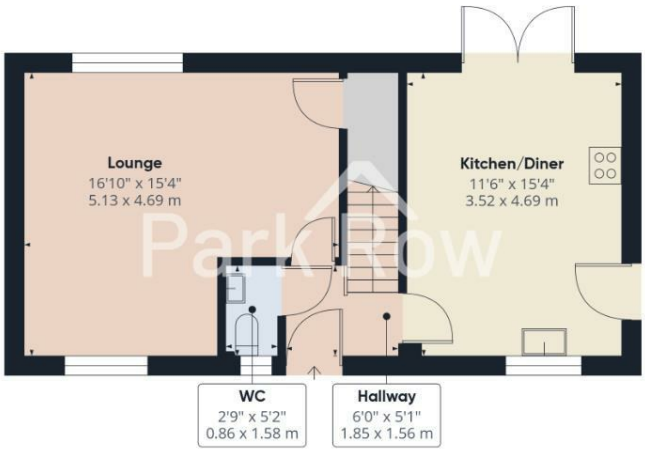
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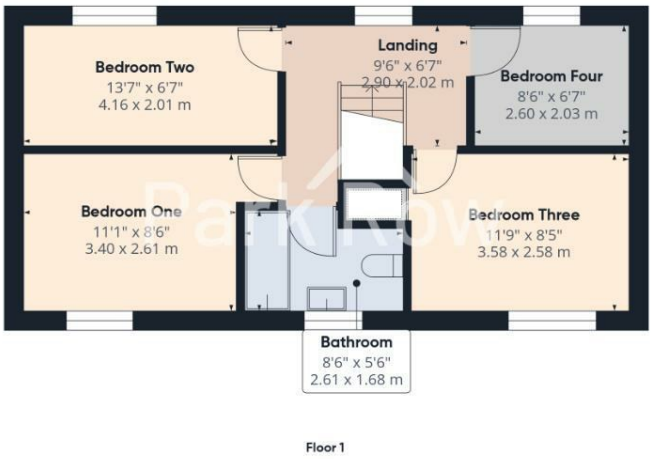
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Park Row

Approximate total area(1)

939 ft²

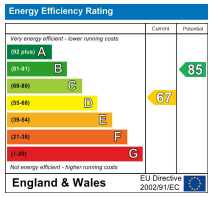
87.4 m²

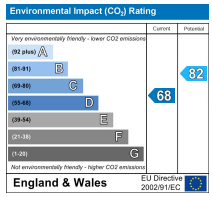
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