

# Park Row

The proactive estate agent



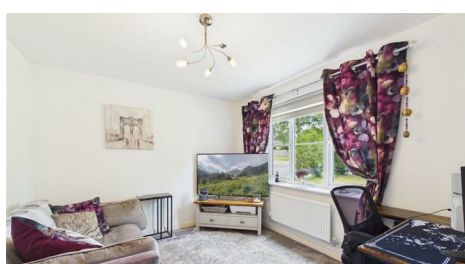
**Braeburn Road, Sherburn In Elmet, Leeds, LS25 6GF**

**Offers In Excess Of £350,000**



**\*\* DETACHED FAMILY HOME \*\* FOUR BEDROOMS \*\* DRIVEWAY PARKING \*\* GARAGE \*\* ENCLOSED REAR GARDEN \*\* DOWNSTAIRS W/C \*\* EN-SUITE \*\* UTILITY ROOM \*\* SNUG/SITTING ROOM \*\* PERFECT LOCATION FOR FAMILIS \*\***

**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 on a desirable estate in Sherburn In Elmet, Leeds, this charming detached family home on Braeburn Road offers a perfect blend of comfort and convenience. With four spacious bedrooms, this property is ideal for families seeking a welcoming environment.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is the open plan kitchen and dining room, which features double doors that seamlessly connect to the enclosed rear garden, allowing for a delightful indoor-outdoor living experience. The kitchen is well-equipped, making it a joy for family meals and gatherings.

This home boasts two well-appointed bathrooms, including an en-suite to the master bedroom, ensuring privacy and convenience for all family members. A downstairs w/c and a utility room add to the practicality of the layout, catering to the needs of modern family life.

Outside, the property benefits from off-street parking at both the front and rear, along with a detached garage, providing ample space for vehicles and storage. The enclosed rear garden offers a safe haven for children to play, while the separate front garden adds to the overall appeal of the home.

This delightful property is not only a wonderful family residence but also situated in a sought-after area, making it a fantastic opportunity for those looking to settle in a friendly community. With its generous living spaces and thoughtful design, this home is ready to welcome its new owners.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white uPVC entrance door with obscure glass panels which leads into:

### ENTRANCE HALLWAY

13'1" x 4'0" (4.01 x 1.23)



Stairs leading to first floor accommodation, central heating radiator and doors which lead into;

## SNUG/SITTING ROOM

10'7" x 9'8" (3.24 x 2.96)



Double glazed window to front elevation, central heating radiator and a broadband point.





## LOUNGE

13'1" x 10'5" (4.00 x 3.18)



Double glazed window to front elevation, central heating radiator and an electric point for a television.

## OPEN PLAN KITCHEN/DINING ROOM

20'0" x 9'5" (6.11 x 2.89)



Doubled glazed window and uPVC double glazed double doors to rear elevation, central heating radiator, wall and base units in a white matt finish with stainless steel handles, square edge worktop, single stainless steel sink set within the worktop with chrome tap over, four ring gas hob with extractor over, tiled splashback, integral electric oven, space for an integrated fridge/freezer, integrated dishwasher, spotlights to ceiling, space for dining table and chairs plus a door which leads into:



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### UTILITY ROOM

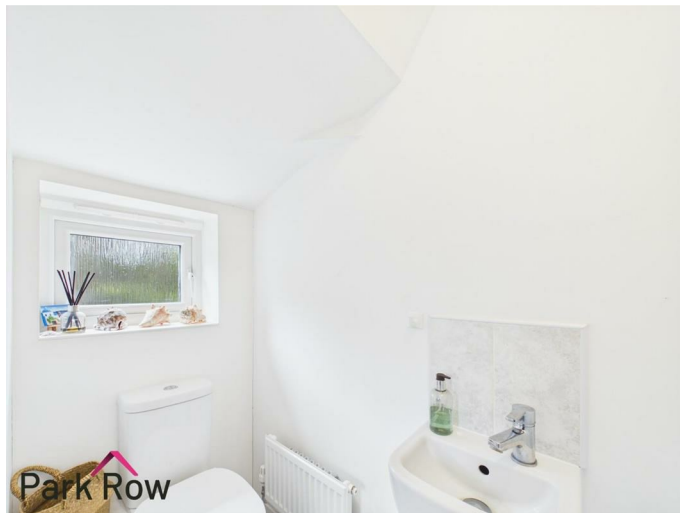
6'4" x 5'4" (1.95 x 1.63)



White base units which match the kitchen, space for under counter fridge, central heating radiator, central heating boiler, uPVC double glazed door with obscure glass which leads to rear elevation and internal door which leads into:

### DOWNSTAIRS W/C

5'4" x 2'9" (1.65 x 0.84)



Obscure glass uPVC double glazed window to the side elevation and includes a white suite comprising; closed coupled w/c, handbasin with chrome tap over plus a central heating radiator.

### FIRST FLOOR ACCOMMODATION

#### LANDING

8'0" x 7'3" (2.44 x 2.22)

White wooden balustrade and spindles, uPVC double glazed window to the side elevation and doors which lead into;

### BEDROOM ONE

10'9" x 9'4" (3.30 x 2.87)

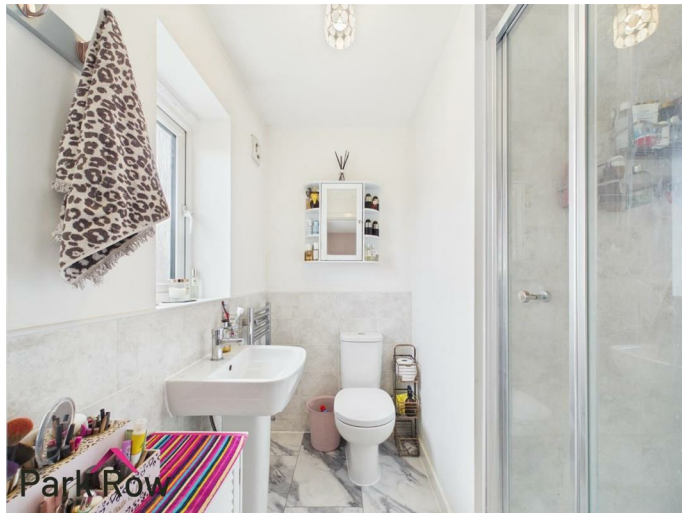


uPVC double glazed window to the front elevation, central heating radiator and a built in wardrobe with two sliding doors and a door which leads into:



## EN-SUITE

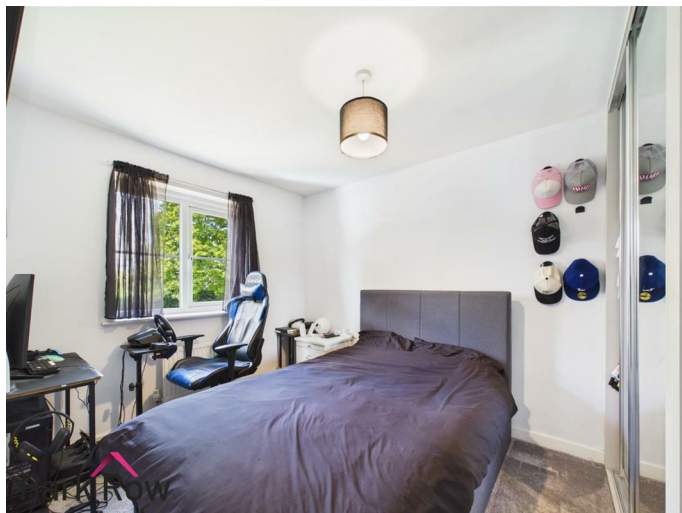
6'0" x 3'8" (1.83 x 1.13)



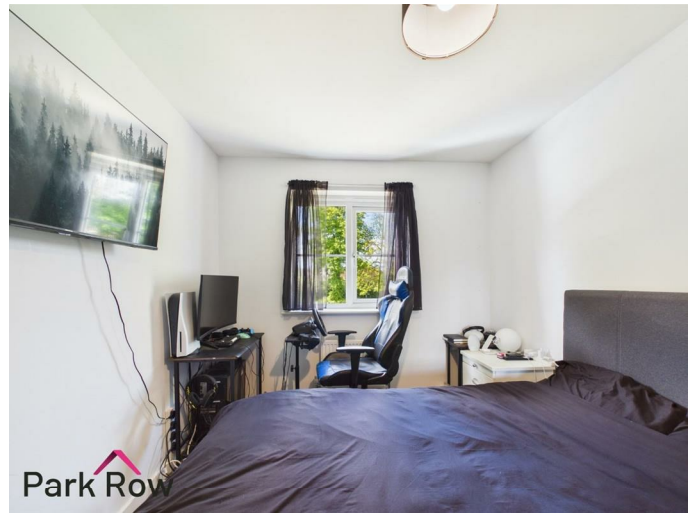
Obscure uPVC double glazed window to the rear elevation, a white suite comprising: fully tiled shower cubicle with mains shower and a glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, half tiled to walls and extractor fan to rear elevation wall

## BEDROOM TWO

11'5" x 8'5" (3.49 x 2.59)



uPVC double glazed window to the rear elevation, central heating radiator, built in wardrobe with three sliding doors and TV point.



## BEDROOM THREE

9'9" x 9'1" (2.98 x 2.79)

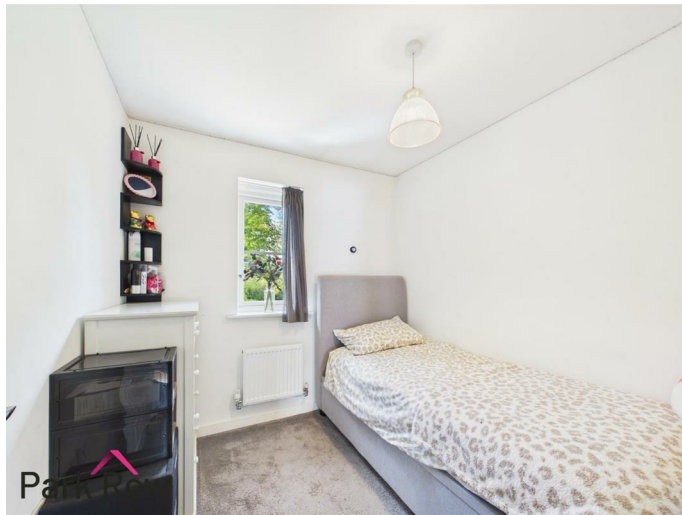


uPVC double glazed window to the front elevation and a central heating radiator



## BEDROOM FOUR

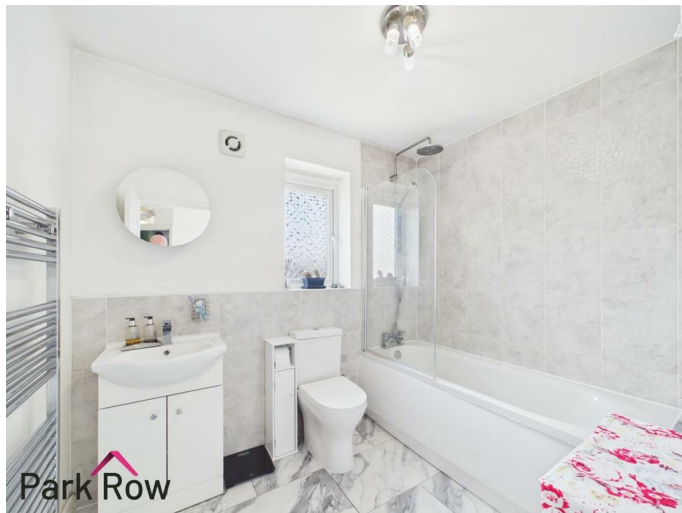
8'2" x 7'7" (2.50 x 2.33)



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

## BATHROOM

8'2" x 6'5" (2.51 x 1.94)



Obscure glass uPVC double glazed window to the rear elevation and includes a white suite comprising: panel bath with chrome tap over, mains shower above with glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, fully tiled around the bath area and half tiled to remaining walls plus an extractor fan to rear elevation wall.

## EXTERIOR

## FRONT



To the front of the property there is a paved area for parking, footpath which leads to front entrance door and to a pedestrian gate which gives access to the rear garden, wooden perimeter fencing to the left hand side and the rest is mainly laid to lawn with mature borders with trees and shrubs.



## SIDE

Mainly laid to lawn with border filled with mature conifers.



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REAR



Accessed via the pedestrian access gate at the front of the property, the double doors in the kitchen or the door in the utility where you will step out onto; a paved area with space for seating, outdoor lighting, outdoor tap, perimeter walls and fencing to all sides, the side garage wall runs along the bottom of the garden and has a door so you can enter the garage from the garden and the rest is mainly laid to lawn.



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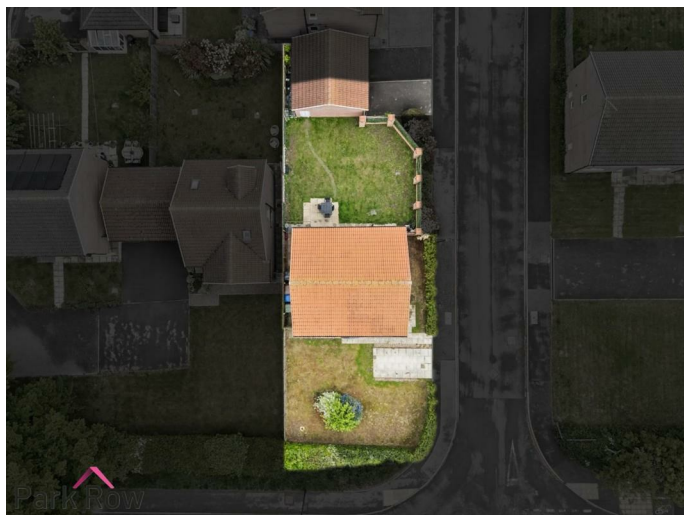
## GARAGE

17'10" x 8'9" (5.45 x 2.69)



Is at the rear of the property with space for parking in front of it, can be accessed via the door in the garden and has an up and over door to the front, the garage benefits from power and lighting.

## AERIAL



## 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.

## 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.

## 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.

## 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

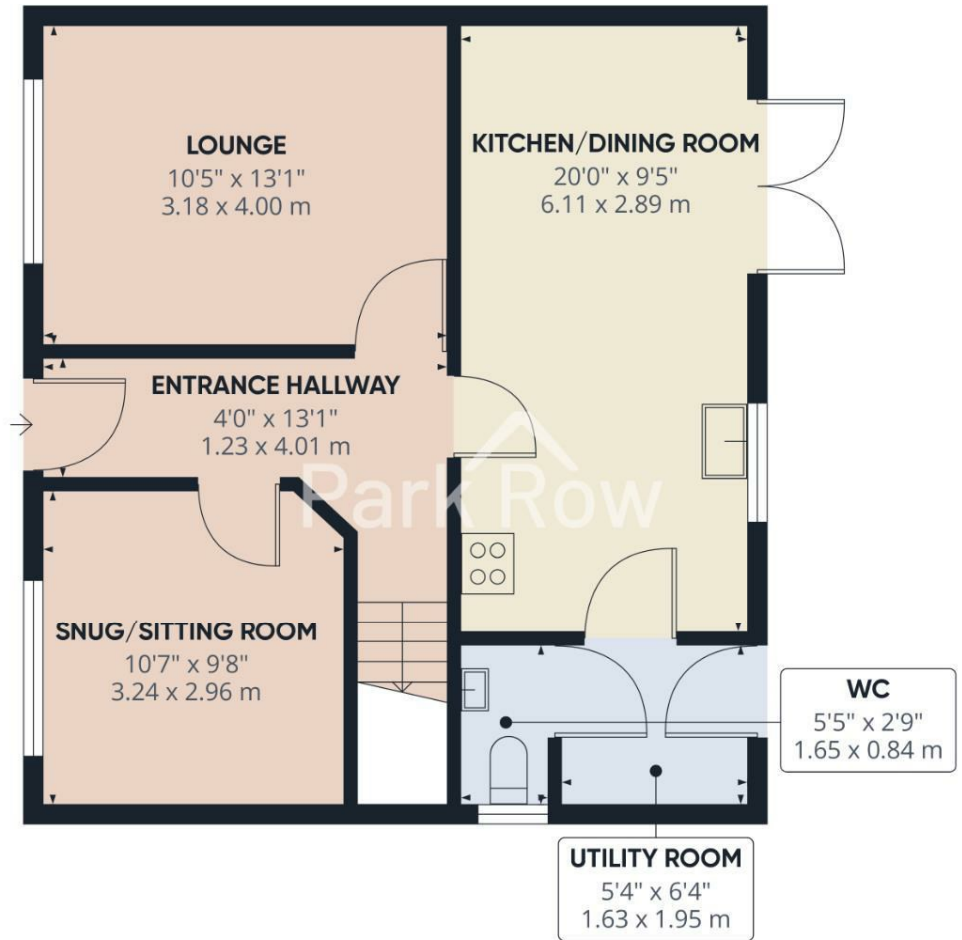
GOOLE - 01405 761199

PONTEFRAC & CASTLEFORD - 01977 791133



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Approximate total area<sup>(1)</sup>  
579 ft<sup>2</sup>  
53.8 m<sup>2</sup>

(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 0 Building 1

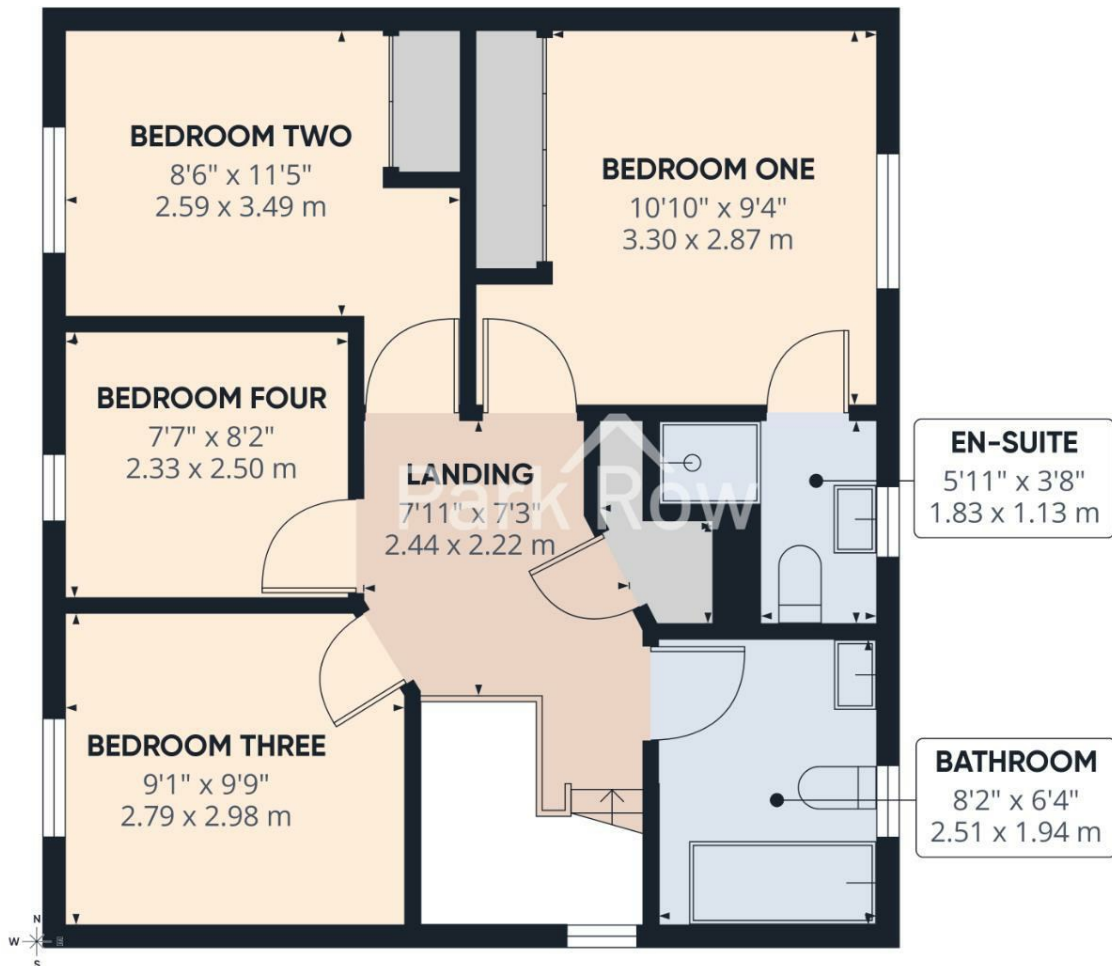


Approximate total area<sup>(1)</sup>  
533 ft<sup>2</sup>  
49.5 m<sup>2</sup>

(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 Building 1





T 01977 681122  
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk



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