

# Park Row

The proactive estate agent



## Beechwood Croft, Sherburn In Elmet, Leeds, LS25 6HX

Offers In Excess Of £210,000



SEMI DETACHED HOME \*\* THREE BEDROOMS \*\* DOWNSTAIRS W/C \*\* CONSERVATORY \*\* ENCLOSED REAR GARDEN \*\* EPC C \*\* PERFECT FOR FIRST TIME BUYERS OR SMALL FAMILIES \*\* NO ONWARD CHAIN \*\* DINING ROOM / SNUG \*\*

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 Beechwood Croft, Sherburn In Elmet, this delightful semi-detached house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas for relaxation and entertainment, making it easy to host gatherings or enjoy quiet evenings at home.

The house features a convenient downstairs WC, adding to the practicality of the layout. A lovely conservatory extends the living space, allowing natural light to flood in and creating a perfect spot for morning coffee or afternoon reading.

The enclosed rear garden is a great feature, offering a outdoor retreat for gardening, play, or simply unwinding in the fresh air. This space is ideal for families with children or pets, providing a safe environment for outdoor activities.

Located in Sherburn In Elmet, residents can enjoy a friendly community atmosphere while being within easy reach of local amenities and transport links. This property is not just a house; it is a home waiting to be filled with memories.

## GROUND FLOOR ACCOMMODATION

### ENTRY

Enter through a white uPVC door with a decorative glass panel within which leads into;

### PORCH

4'5" x 2'8" (1.37 x 0.83)

A decorative double glazed window to the side elevation, a storage cupboard and a white wooden door which leads into;

### HALLWAY

5'9" x 16'11" (1.77 x 5.16)



A central heating radiator, a staircase to the first floor accommodation, a door which leads into a storage cupboard and internal doors which lead into;

### W/C

2'7" x 4'9" (0.79 x 1.47)



An obscure double glazed window to the front elevation, a white suite comprising of a close coupled W/C and a corner vanity unit with a white ceramic sink set within with a chrome mixer tap over.

### LIVING ROOM

11'4" x 15'4" (3.47 x 4.69)



A double glazed window to the front elevation, a central heating radiator and a gas fire set within brick fireplace with a tiled hearth and wooden mantelpiece.



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shaker-style wall and base units, a laminate worktop, space for an electric cooker with an extractor fan over and tiled splashback, stainless steel drainer sink with chrome mixer taps over, space for a freestanding fridge/freezer, space and plumbing for a washing machine and an open doorway which leads into;



**DINING ROOM/SNUG**  
9'4" x 10'7" (2.86 x 3.23)



**KITCHEN**  
7'8" x 8'9" (2.35 x 2.68)



A double glazed window to the rear elevation, a central heating radiator and a white uPVC door with a decorative glass panel within which leads into;

A double glazed window to the rear elevation, white



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**CONSERVATORY**  
6'4" x 12'10" (1.95 x 3.92)



**FIRST FLOOR ACCOMMODATION**  
**LANDING**



A uPVC conservatory with double glazed glass windows above, a central heating radiator, a solid roof with LED spotlights surrounding and double glazed patio doors which lead to the rear garden.



A door which leads into a storage cupboard and internal doors which lead into;

## BEDROOM ONE

8'3" x 13'5" (2.53 x 4.10)



A double glazed window to the front elevation, a central heating radiator, built in wooden wardrobes and a built in wooden workspace.

## BEDROOM TWO

8'2" x 10'1" (2.51 x 3.08)



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



### BEDROOM THREE

7'3" x 9'9" (2.22 x 2.99)



A double glazed window to the front elevation, a central heating radiator and an internal door which leads to a storage cupboard.

### BATHROOM

9'1" x 5'10" (2.77 x 1.78)



Two obscure double glazed windows to the rear elevation and a white suite comprising of: a close coupled W/C set within a white gloss unit, a handbasin with chrome taps over set within a white gloss unit, a panel bath with chrome shower mixer taps over, a chrome heated towel rail and a corner shower unit with curved glass doors and a mains mixer shower within.

### EXTERIOR

### FRONT



A paved path leads to the front door, a border with established plants and shrubs leads under the front window, a circle border with an established tree, the rest is laid to lawn. Lawn leads to the side of the property and a pedestrian gate to give access the rear garden.



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## REAR



Accessed via the patio doors in the conservatory and via the pedestrian gate from the side elevation where you will step out onto; a paved patio area with space for storage and seating, a dwarf wall separates a lawn area and raised border with establish plants and shrubs, hedging to two boundaries and fencing to the final boundary.



## AERIAL



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## 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.

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: B

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.

## 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.

## 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  
PONTEFRACT & CASTLEFORD - 01977 791133

## 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.



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**Approximate total area<sup>(1)</sup>**

533 ft<sup>2</sup>

49.5 m<sup>2</sup>

**Reduced headroom**

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

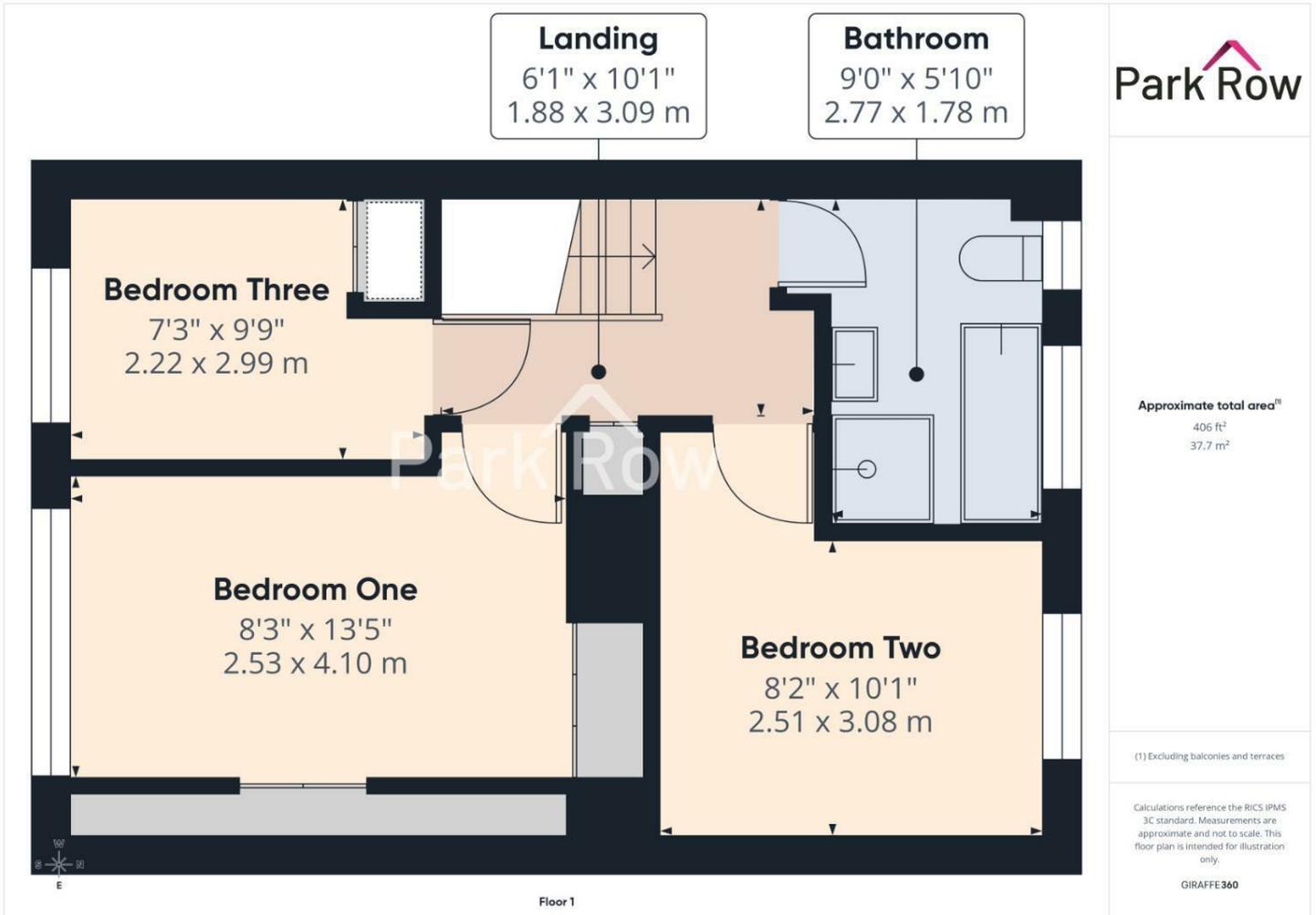
----- Below 5 ft/1.5 m

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

GIRAFFE360



Floor 0



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Best energy efficient - lower running costs	Current	Current	Potential
(92-95) A			
(81-91) B			
(69-80) C			
(55-68) D			
(49-54) E			
(35-48) F			
(21-34) G			
Not energy efficient - higher running costs			
70	76		

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
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(92-95) A			
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Not energy efficient - higher running costs			

England & Wales EU Directive 2002/91/EC