

# Park Row



**Moor Lane, Sherburn In Elmet, Leeds, LS25 6DN**

**Offers Over £350,000**



**\*\* DETACHED DORMA BUNGALOW \* \*OVER 1800sqft \*\* THREE BEDROOMS \*\* SUNROOM \*\* UTILIT ROOM \*\* DOUBLE GARAGE \*\* AMPLE OFF ROAD PARKING \*\* TWO ENSUITES \*\* DOWNSTAIRS BATHROOM \*\* NO ONWARD CHAIN \*\* SOUGHT AFTER VILLAGE \*\* OPPORTUNITY TO RUN A BUISNESS FROM OUTBUILDING \*\***

**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

Located in Sherburn In Elmet, this detached dormer bungalow on Moor Lane offers a perfect blend of comfort and convenience. With three bedrooms, including two with ensuite bathrooms, this property is ideal for families or those seeking a spacious home with ample privacy.

The bungalow boasts an inviting reception room, providing the perfect space for relaxation and entertainment.

For those who value practicality, the property features off-road parking and a double garage, ensuring that your vehicles are secure and easily accessible. Conveniently located for local amenities.

This substantial dormer bungalow is a home that offers a comfortable lifestyle in a desirable location. With its spacious layout, it presents an excellent opportunity for anyone looking to settle in a friendly community. Do not miss the chance to make this lovely property your own.

## GROUND FLOOR ACCOMMODATION

### ENRTY



Enter through a white uPVC door, which leads into;

### PORCH

5'0" x 2'0" (1.54 x 0.62)

Two obscure double glazed windows to either side of the external door, a central heating radiator and a wooden internal door which leads into;

## LIVING DINING ROOM

22'9" x 9'10" (6.95 x 3.02)



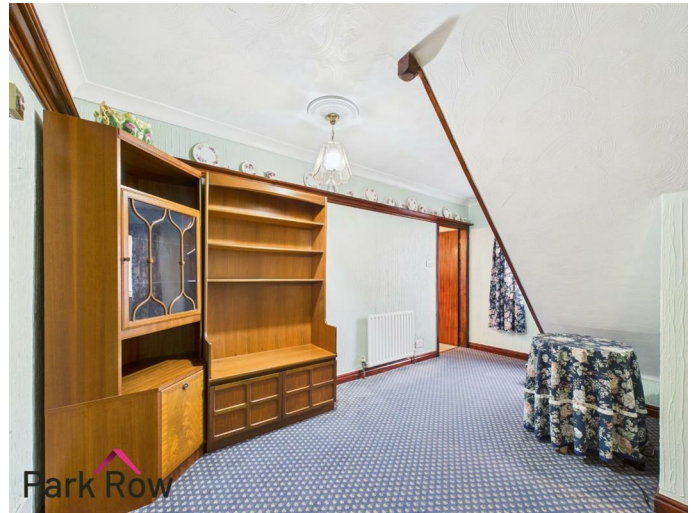
Two double glazed windows to the front elevation, two central heating radiators, a gas fireplace set within a wooden surround with tiled back and hearth and internal doors which leads into;





### HALLWAY

15'5" x 11'5" (4.70 x 3.50)



### KITCHEN

13'10" x 14'6" (4.23 x 4.43)



An obscure double glazed window to the side elevation, two central heating radiators, a staircase which leads to the first floor accommodation and internal doors which lead into;



Wooden shaker style cabinetry to wall and base units, a stone effect roll top laminate worktop, an integrated one and a half oven, a stainless steel one and a half drainer sink with chrome mixer tap over, a four ring electric hob with integrated extractor fan over, a bi-level island creates space for seating in the kitchen, tiled splash back, spot lights to the ceiling, an obscure double glazed window to the side elevation and a double glazed window in to the sunroom, a central heating radiator and a wooden barn door with glass panels within, which leads into;





heating radiator, with space and plumbing for a washing machine and tumble dryer, built in cupboard and an open doorway which leads into;

### SUNROOM

15'8" x 6'11" (4.79 x 2.13)



Double glazed window to the rear elevation, a central heating radiator, a white uPVC door with double glazed window panel within which leads out to the rear garden and double glass doors which lead into;

### BEDROOM ONE

9'5" x 14'4" (2.88 x 4.37)



### UTILITY ROOM

5'10" x 6'11" (1.79 x 2.11)



A double glazed window to the rear elevation, a central



A central heating radiator and double glass doors with lead to the sunroom.



### BATHROOM

7'10" x 7'8" (2.40 x 2.34)



An obscure double glazed window to the side elevation, a white suite comprising of a closed couple WC, a ceramic handbasin with chrome mixer taps over set within a wooden vanity unit, a walk in shower unit with a mains mixer shower within, tiled to three walls, feature wall panels within the shower enclosure and a chrome heated towel rail.

### FIRST FLOOR ACCOMMODATION

### LANDING

5'6" x 11'6" (1.69 x 3.51)



A double glazed Velux window and internal doors which lead into;

### BEDROOM TWO

12'3" x 9'9" (3.74 x 2.99)



A double glazed window to the front elevation, a central heating radiator, built in wardrobes and cupboard unit, loft eaves storage door and internal door which leads into;





**BEDROOM THREE**  
12'4" x 10'6" (3.76 x 3.21)



**ENSUITE**  
6'1" x 7'8" (1.87 x 2.34)



A white suite comprising of a closed couple WC, a ceramic sink with chrome mixer taps over set within a corner vanity unit, a shower enclosure with obscure glass door, tiled to all four walls, a eaves storage door, a central heating radiator and a double glazed Velux window.

A double glazed window to the rear elevation, a central heating radiator, fitted wardrobes with mirror sliding doors and an internal door which leads into;



## WC

6'0" x 3'5" (1.85 x 1.06)



A double glazed Velux window, a white closed couple WC, a ceramic sink set within a vanity unit and a central heating radiator.

## OUTBUILDING

Enter through a white uPVC door which leads into;

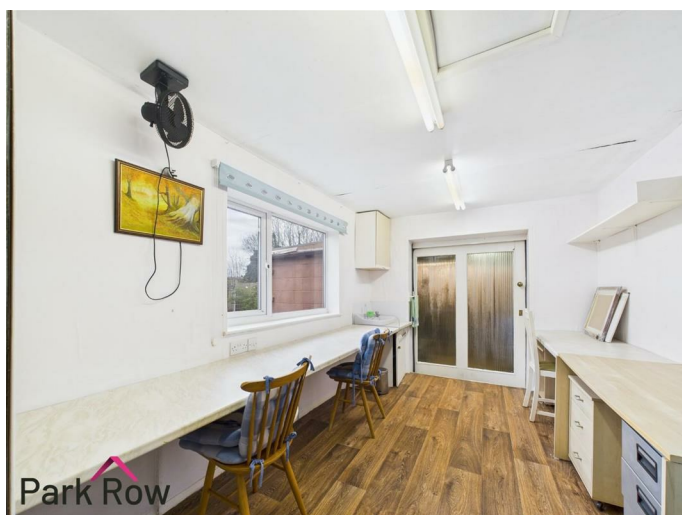
### PORCH

9'4" x 5'11" (2.86 x 1.82)

A double glazed window to the front elevation and an internal door which leads into;

### OFFICE

8'5" x 11'10" (2.58 x 3.63)



Double glazed window to the side elevation, glass block windows to the other side elevation, a ceramic sink with chrome taps over, loft access and sliding obscure glass doors which lead into;

## DOUBLE GARAGE

16'3" x 16'3" (4.96 x 4.96)



Accessed via the internal door in the office space and via the electric doors to the side elevation.

## EXTERIOR

### FRONT



Concrete driveway giving access to the front and down the side of the property providing ample off road parking with some established trees and bushes.





## REAR



## AERIAL



Accessed via the uPVC door in the sunroom, borders with established plants and shrubs.



## 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: 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.

## 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.

## 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.

## 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





(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**











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