

# Park Row

The proactive estate agent



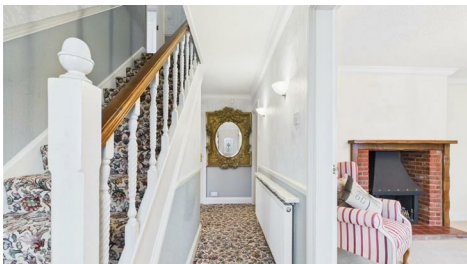
**Milford Road, Sherburn In Elmet, Leeds, LS25 6AF**

**Offers In Excess Of £400,000**



**\*\* SEMI DETACHED FAMILY HOME \*\* THREE BEDROOMS \*\* TWO ENSUITES \*\* PRIVATE REAR GARDEN \*\* OFF ROAD PARKING \*\* CONSERVATORY \*\* CLOSE TO LOCAL SCHOOL \*\* PERFECT FOR FAMILIES OR THOSE LOOKING FOR EXTRA SPACE \*\* EPC D \*\* HOME OFFICE / BUSINESS SPACE\*\***

**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 Milford Road in the charming village of Sherburn in Elmet, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. The property boasts an impressive front garden, providing ample off-road parking, making it an ideal choice for families or those who enjoy entertaining guests.

Upon entering, you will find two inviting reception rooms, including a spacious dining room that flows seamlessly into a lovely conservatory, perfect for enjoying the natural light and views of the garden.

This home features three well-proportioned bedrooms, each designed with comfort in mind. Notably, two of the bedrooms come with their own ensuite bathrooms, providing added privacy and convenience for family members or guests.

Additionally, the property includes a converted garage that has been transformed into a practical laundry room, enhancing the functionality of the home, previously used as a dog groomers.

With its appealing layout and desirable location, this semi-detached house is a wonderful opportunity for those seeking a family home in a friendly community. Don't miss the chance to make this charming property your own.

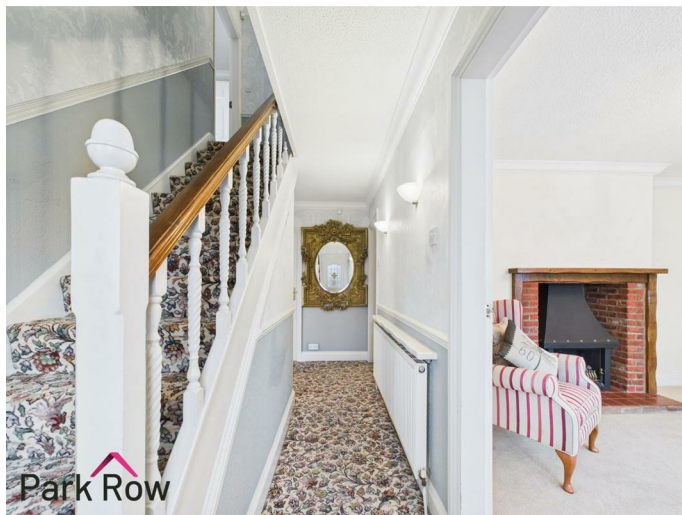
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a blue wooden door with a decorative glass panel within which leads into;

### HALLWAY

14'9" x 6'2" (4.52 x 1.88)



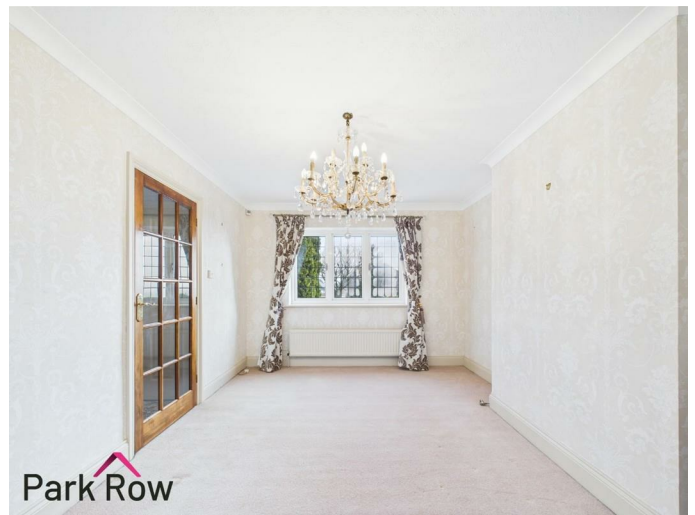
A double glazed window to the front elevation, a central heating radiator, a staircase which leads to the first floor accommodation, two internal doors which lead to storage cupboards and further internal doors which lead into;

## DINING ROOM

14'2" x 10'10" (4.34 x 3.32)



A double glazed window to the front elevation, a central heating radiator and double doors with glass panels within which lead into;



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## CONSERVATORY

16'0" x 11'3" (4.90 x 3.44)



Dwarf wall to two sides with double glazed windows above, brick built walls to the two other sides, a central heating radiator, a double glazed double door which leads out to the rear garden, a poly-carbonate roof, tiled flooring and wooden double internal doors with glazed panels within which leads into;

## KITCHEN

(12'1" x 15'3") & (9'8" x 12'6") ((3.70 x 4.66) & (2.95 x 3.83))



A double glazed window to the rear elevation, a double glazed window to the side elevation, two central heating radiators, wooden shaker-style wall and base units, a laminate worktop, built in electric oven, four ring electric hob with a built in extractor fan over and tiled splashback, one and a half composite drainer sink with chrome mixer taps over, integral dishwasher, space for a freestanding fridge/freezer, a wooden internal door which leads to a storage area and a wooden door with glass panels within which leads into;



## LIVING ROOM

13'5" x 12'6" (4.11 x 3.83)



A double glazed bay window to the front elevation, a central

heating radiator and a brick fireplace with gas fire, tiled hearth and wooden surround.



### REAR PORCH

3'1" x 5'10" (0.94 x 1.80)



A double glazed window to the rear elevation, a decorative obscure window in to the conservatory and a wooden barn door with obscure glass panels within which lead to the rear elevation.



### FIRST FLOOR ACCOMMODATION

#### LANDING

(3'4" x 10'5") & (5'9" x 3'10") ((1.03 x 3.19) & (1.77 x 1.17))

A loft hatch and internal doors which lead into;

#### BEDROOM ONE

13'9" x 15'8" (4.21 x 4.80)



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



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heating radiator, internal wardrobes with built in vanity unit and an internal door which leads into;



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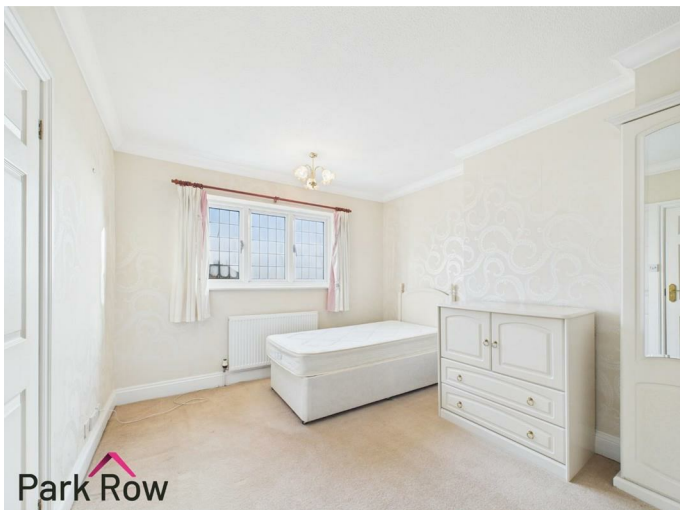
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**ENSUITE**  
5'6" x 6'2" (1.70 x 1.88)



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**BEDROOM TWO**  
13'8" x 10'8" (4.19 x 3.27)



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A obscure double glazed window to the rear elevation and a white comprising of: a close coupled WC, a pedestal handbasin with taps over and a shower cubicle with mains shower over.

A double glazed window to the front elevation, a central

### BEDROOM THREE

12'2" x 10'3" (3.71 x 3.14)



A double glazed window to the rear elevation, a central heating radiator and an internal door which leads into;

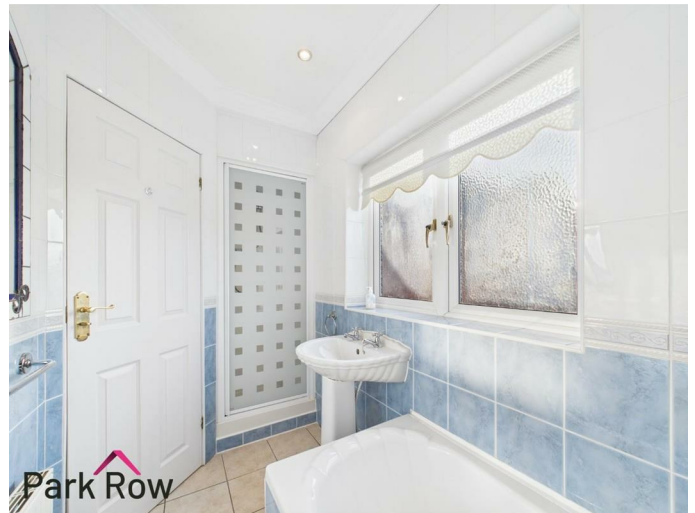


### ENSUITE

9'2" x 4'6" (2.80 x 1.38)



An obscure double glazed window to the side elevation, a white suite comprising of a close coupled WC, a pedestal hand basin with chrome taps over, a tiled panel bath with shower mixer taps over, a shower cubicle with decorative glass door and a central heating radiator.



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## BATHROOM

8'5" x 8'3" (2.57 x 2.54)



An obscure double glazed window to the side elevation, a white suite comprising of a close coupled WC, a pedestal hand basin with chrome taps over, a tiled panel bath with a brass shower mixer tap over, a bidet with brass mixer taps over and a central heating radiator.



## EXTERIOR

## HOME OFFICE / BUSINESS SPACE 1

12'6" x 10'4" (3.83 x 3.15)



This space is in the rear garden and has lots of potential to be used as a home office/business space and includes; loft hatch, an electric radiator, a stainless steel sink with a chrome mixer tap over, an over counter boiler, under floor heating, space and plumbing for a washing machine and an internal door with glass panel within which leads into;

## HOME OFFICE / BUSINESS SPACE 2

10'9" x 10'3" (3.28 x 3.14)



This space is in the rear garden and has lots of potential to be used as a home office/business space and includes; A double glazed window to the side elevation and an electric radiator.



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## FRONT



To the front of the property there is a concrete driveway with space for parking, which wraps to the front door and leads down the side of the property, hedging to the side, a dwarf wall to the side and front of the property with metal railings, a metal gate leads to the side of the property, established trees and the rest is mainly lawn.



## REAR



Accessed via the gate at the front, the door in the rear porch



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and the double doors in the conservatory where you will step out onto; a block paved area with space for seating, curved borders with various bushes and shrubs, to the right hand side of the property there is a paved area surrounded by a picket fence, perimeter hedges to once side, a brick built wall with decorative stone top to the left boundary, space for a conservatory and the rest is mainly lawn.



## 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



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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



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**Approximate total area<sup>(1)</sup>**  
932 ft<sup>2</sup>  
86.6 m<sup>2</sup>

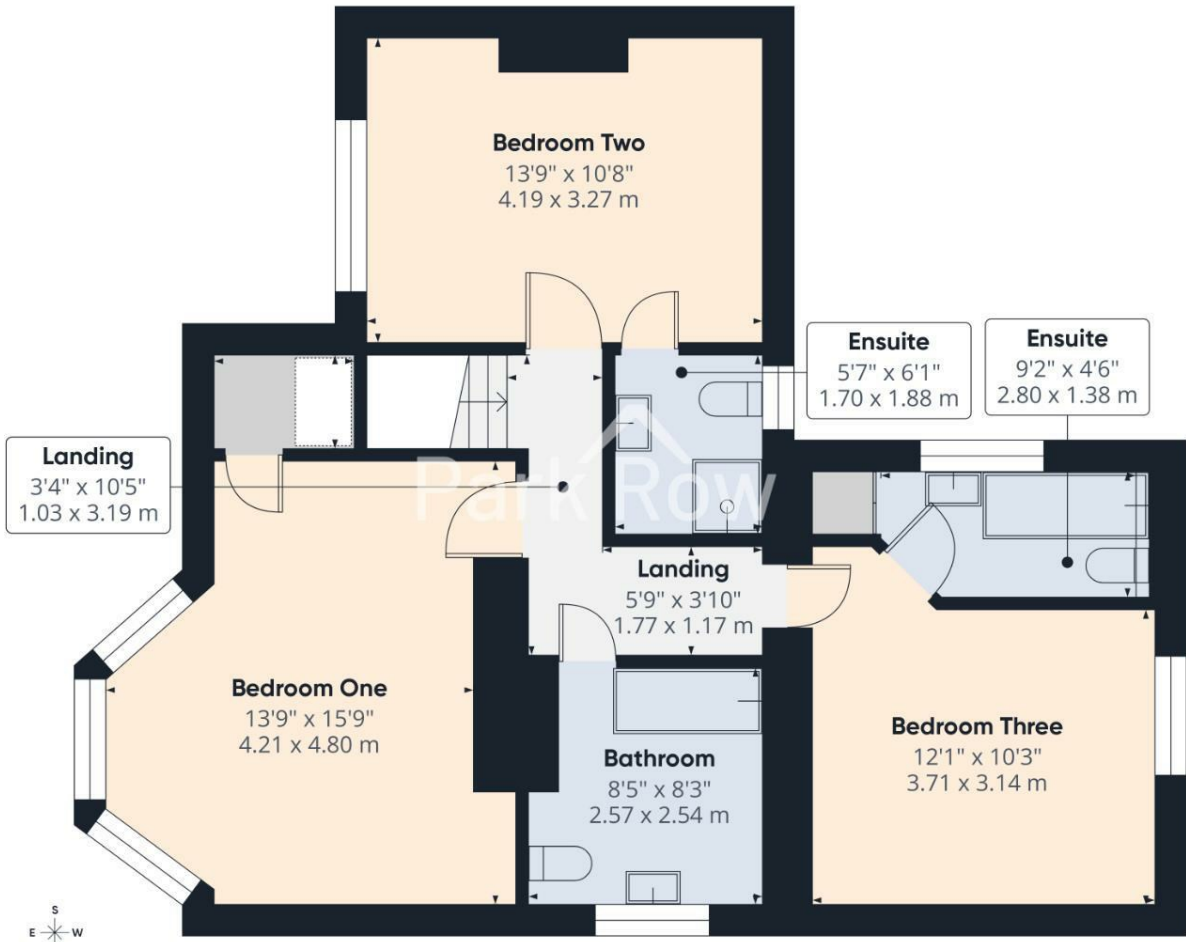
**Reduced headroom**  
8 ft<sup>2</sup>  
0.8 m<sup>2</sup>

(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.

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Approximate total area<sup>(1)</sup>  
686 ft<sup>2</sup>  
63.8 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 1 Building 1



**Park Row**

Approximate total area<sup>(1)</sup>  
1859 ft<sup>2</sup>  
172.8 m<sup>2</sup>

Reduced headroom  
8 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.

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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	A			Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
Energy efficient - lower running costs	B			Environmentally friendly - lower CO <sub>2</sub> emissions	B		
Decent energy efficiency - lower running costs	C			Decent environmental performance - lower CO <sub>2</sub> emissions	C		
Some energy efficiency - lower running costs	D			Some environmental performance - lower CO <sub>2</sub> emissions	D		
Low energy efficiency - higher running costs	E			Low environmental performance - higher CO <sub>2</sub> emissions	E		
Very low energy efficiency - higher running costs	F			Very low environmental performance - higher CO <sub>2</sub> emissions	F		
Energy inefficient - higher running costs	G			Energy inefficient - higher running costs	G		
Energy Efficiency Rating		56	74	Environmental Impact (CO <sub>2</sub> ) Rating			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	