



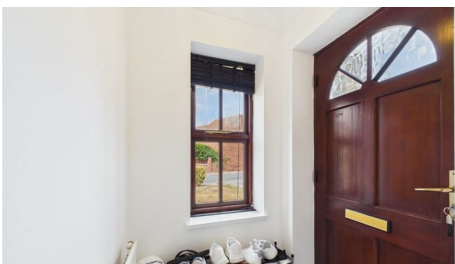
Summerfield Close, Brotherton, Knottingley, WF11 9HZ

Offers In Excess Of £190,000



**** SEMI-DETACHED HOME ** TWO BEDROOMS ** GARAGE ** ENCLOSED REAR GARDEN ** IN SOUGHT AFTER VILLAGE OF BROTHERTON ****

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 village of Brotherton, Summerfield Close presents a delightful semi-detached home that is perfect for those seeking comfort and convenience. This inviting property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you will find a spacious reception room that offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively. The property also boasts a well-appointed bathroom, catering to all your daily needs.

One of the standout features of this home is the enclosed rear garden, providing a private outdoor space where you can enjoy the fresh air, host barbecues, or simply unwind in a tranquil setting. Additionally, the property includes a garage, offering ample storage or parking space, which is a valuable asset in today's busy world.

Situated in the sought-after village of Brotherton, this home benefits from a friendly community atmosphere while still being conveniently located for access to local amenities and transport links. Whether you are looking to settle down or invest, this semi-detached house is a wonderful opportunity to embrace village life in a comfortable and inviting setting. Don't miss the chance to make this lovely property your new home.

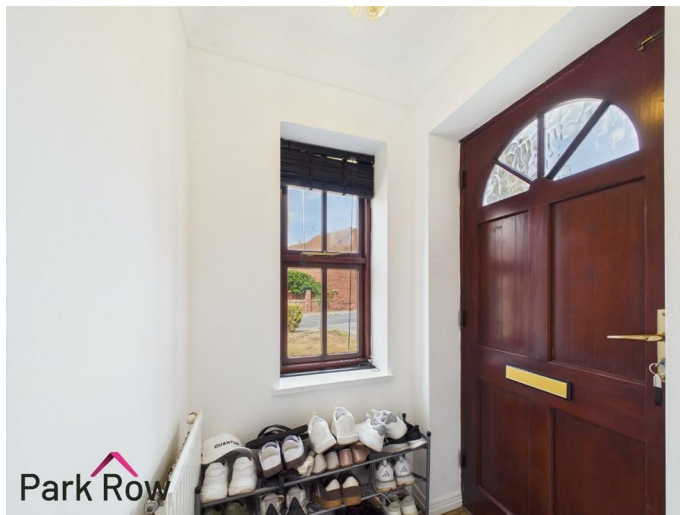
GROUND FLOOR ACCOMMODATION

ENTRANCE

Wooden door with a double glazed obscure window within which leads into;

PORCH

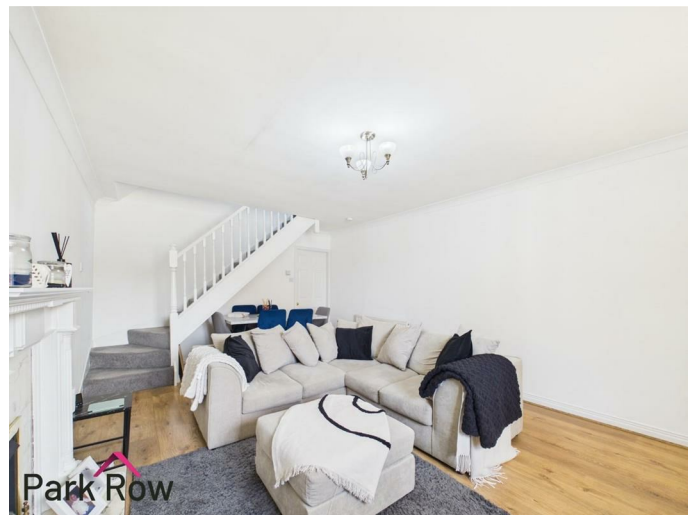
4'3" x 3'9" (1.30 x 1.15)



Double glazed window to the front elevation, central heating radiator and an internal door which leads into;

LOUNGE

18'9" x 12'3" (5.74 x 3.74)



Double glazed window to the front elevation, two central heating radiators, fireplace, access to stairs and an internal door which leads into;



KITCHEN

8'7" x 12'2" (2.64 x 3.71)



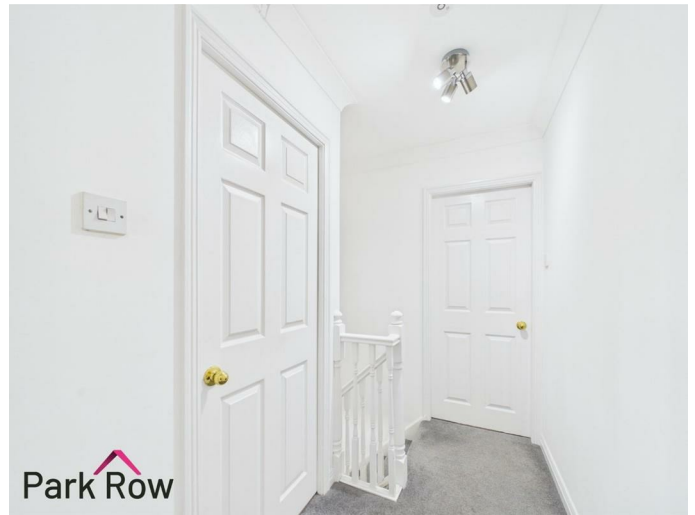
Double glazed window to the rear elevation, central heating radiator, wooden base and wall units, grey speckled worktop, stainless steel drainer sink with a chrome mixer tap over, electric hob with extractor fan over, integrated oven, fully tiled back splash, space and plumbing for a free standing washing machine, space and electrics for a free standing fridge/freezer, an internal door which leads to a storage cupboard and a composite door with double glazed obscure windows within which leads out to the rear garden.



FIRST FLOOR ACCOMMODATION

LANDING

8'5" x 4'1" (2.59 x 1.26)



Loft hatch access and internal doors which lead into;

BEDROOM ONE

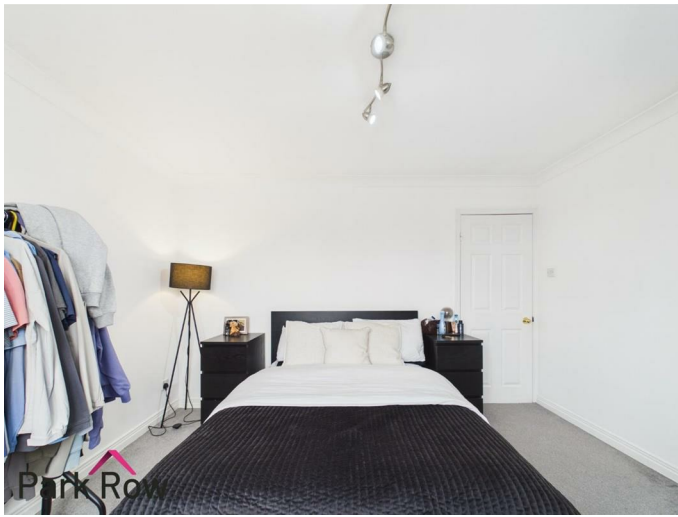
10'2" x 12'3" (3.12 x 3.74)



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



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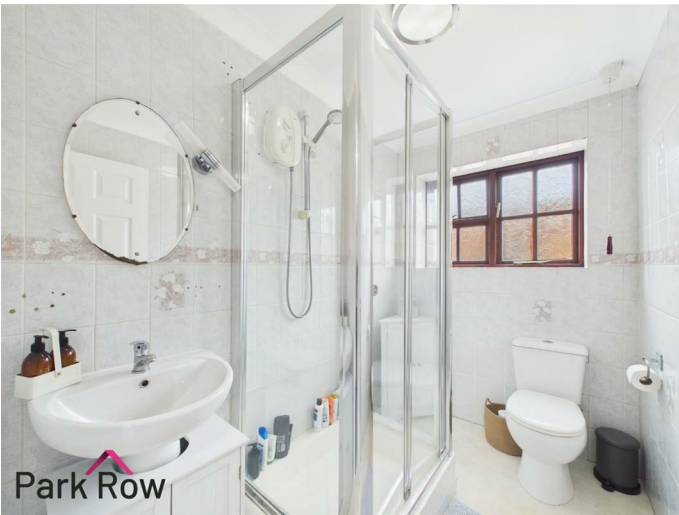


BEDROOM TWO
8'10" x 12'1" (2.71 x 3.69)



Double glazed window to the rear elevation, central heating radiator, a built in wardrobe with sliding mirrored doors and an internal door which leads to a storage cupboard.

SHOWER ROOM
5'2" x 8'0" (1.60 x 2.45)



Double glazed obscure window to the side elevation, detachable vanity unit under a pedestal hand basin with a chrome tap over, close coupled w/c, chrome heated towel rail, floor to ceiling tiling and a fully tiled mains shower with a glass shower screen.

EXTERIOR

FRONT



Cement driveway up to the garage, grass area, tiled pathway with a decorative stone boarder which leads to a metal gate into the rear garden, wooden dwarf fence to the right hand side and wooden and brick fencing to the left hand side.

REAR



Accessed via the door in the kitchen and the metal gate at the side of the property, paved area with ample space for seating, three raised flower beds, grass area, wooden fencing to all three sides and access to a wooden door which leads into;

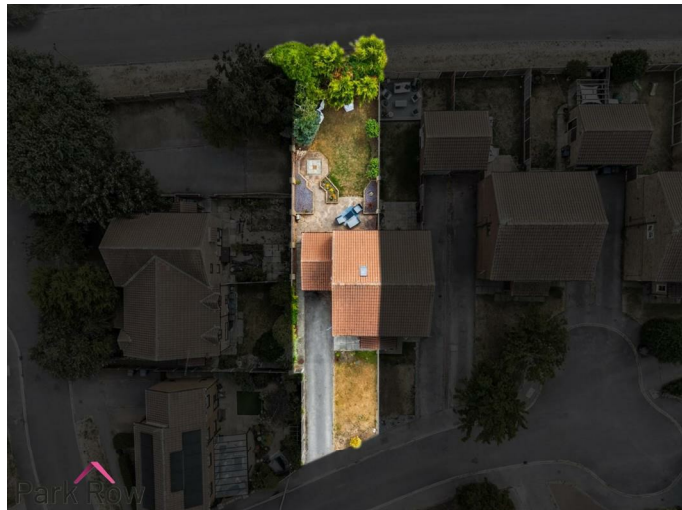


GARAGE

16'0" x 9'2" (4.88 x 2.80)

Brown up-and-over door, double glazed window to the rear elevation, door which leads out to the rear garden with lighting

AERIAL PHOTO



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



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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

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

TENURE AND COUNCIL TAX

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

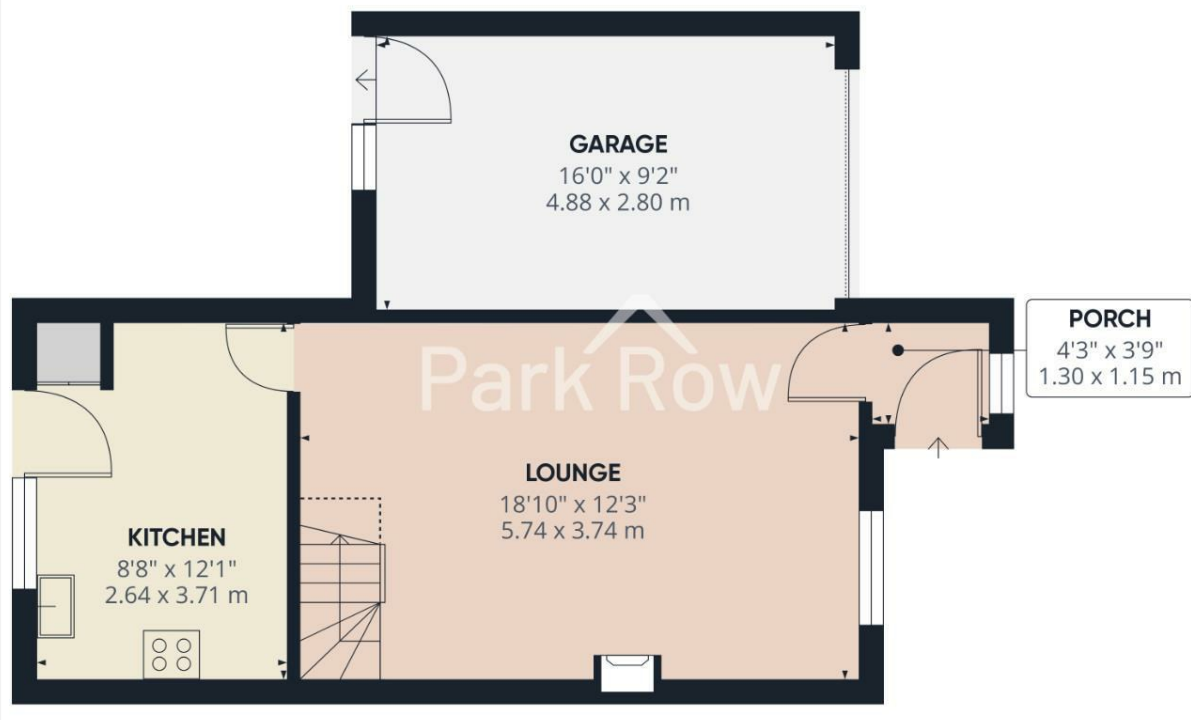
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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.



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Approximate total area⁽¹⁾
511 ft²
47.5 m²

Reduced headroom
8 ft²
0.8 m²

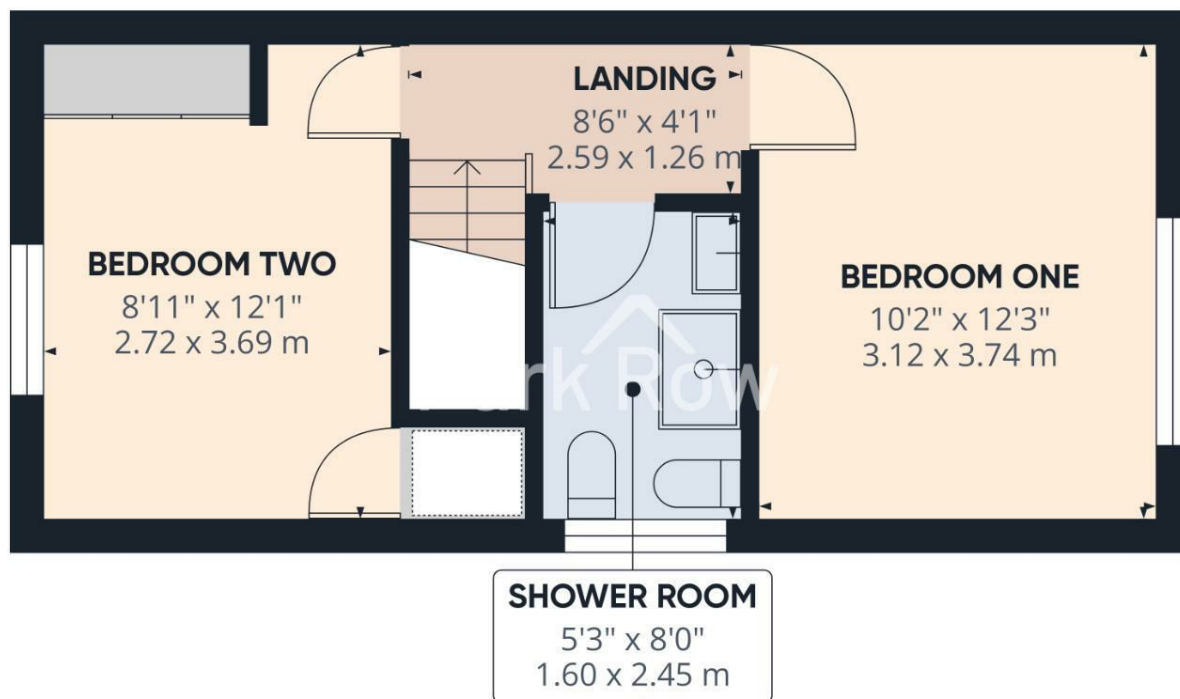
(1) Excluding balconies and terraces.

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



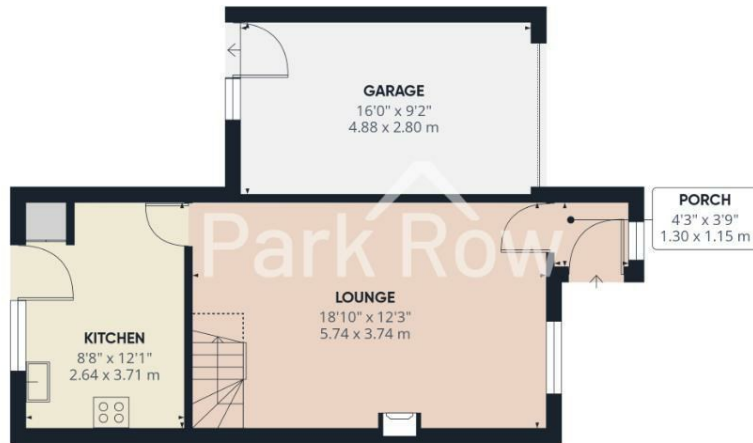
Approximate total area⁽¹⁾
306 ft²
28.4 m²

(1) Excluding balconies and terraces

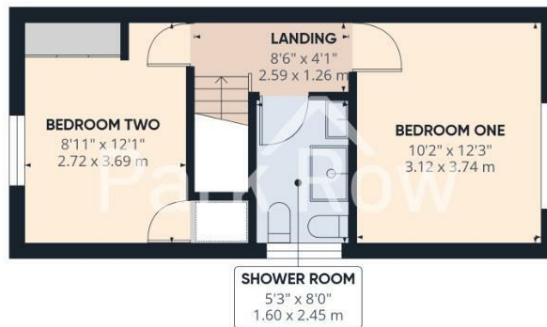
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1



Floor 0



Floor 1

Park Row

Approximate total area^m
817 ft²
75.9 m²

Reduced headroom
8 ft²
0.8 m²

(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			Environmental Impact (CO ₂) Rating		
Best energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
92-100 A			92-100 A		
81-91 B			81-91 B		
69-80 C			69-80 C		
55-68 D			55-68 D		
43-54 E			43-54 E		
31-42 F			31-42 F		
1-20 G			1-20 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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