

Park Row



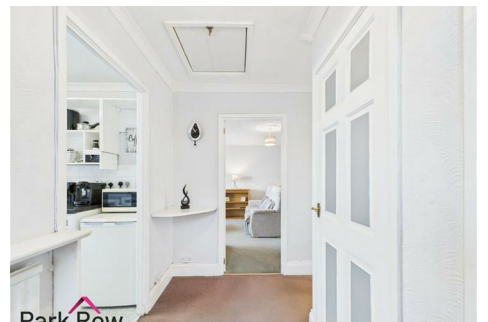
Elmete Avenue, Sherburn In Elmet, Leeds, LS25 6EH

Offers In The Region Of £260,000



****DETACHED BUNGALOW**TWO BEDROOMS**DRIVEWAY PARKING**GARAGE**FRONT AND REAR GARDENS**NO ONWARD CHAIN**IDEAL IF YOU ARE LOOKING TO DOWNSIZE****

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!



GROUND FLOOR ACCOMMODATION

INTRODUCTION

Nestled on Elmete Avenue in the charming village of Sherburn In Elmet, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 903 square feet, the property features two generously sized bedrooms, making it an ideal choice for those looking to downsize without compromising on space.

Upon entering you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The well-appointed kitchen ensures that all your needs are met, while the layout of the home promotes a sense of ease and accessibility.

One of the standout features of this property is the ample off-street parking, accommodating up to three vehicles, including a garage for added convenience. This is a rare find in the area, providing peace of mind for homeowners with multiple cars.

The front and rear gardens offer a lovely outdoor space, perfect for enjoying the fresh air or tending to your plants. Whether you wish to create a tranquil retreat or a vibrant garden, the possibilities are endless.

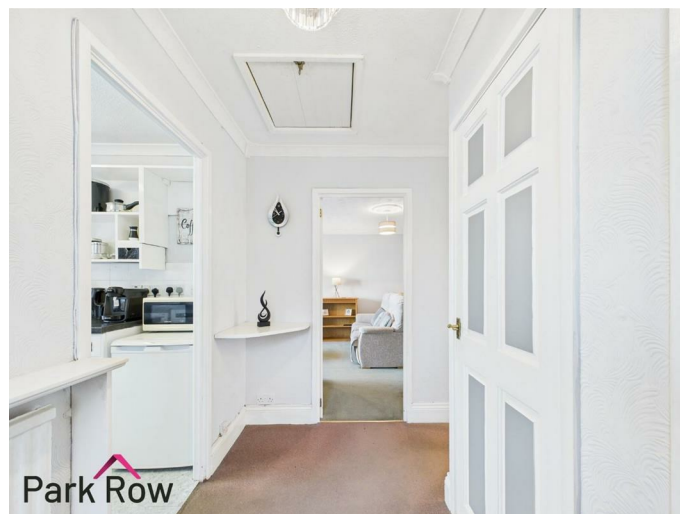
With no onward chain, this bungalow is ready for you to move in and make it your own. Its location in Sherburn In Elmet provides a friendly community atmosphere, with local amenities and transport links just a stone's throw away. This property is not just a house; it is a place to call home. Don't miss the opportunity to view this charming bungalow and experience all it has to offer.

ENTRANCE

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

ENTRANCE HALLWAY

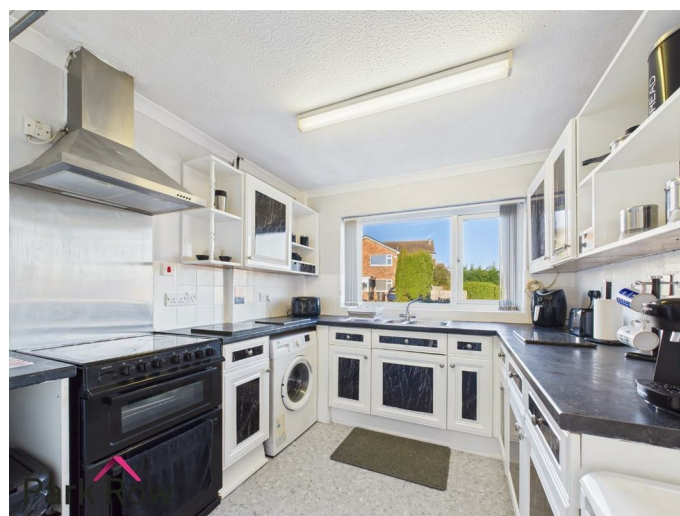
13'9" x 2'10" (4.21 x 0.88)



Two internal doors which lead into storage cupboards, a central heating radiator and internal doorways which lead into;

KITCHEN

8'7" x 8'6" (2.64 x 2.61)



A double glazed window to the front elevation, white shaker-style wall and base units surrounding, space for a freestanding cooker with a built in extractor fan over, space and plumbing for a washing machine, one and a half stainless steel drainer sink with chrome taps over, space for a freestanding fridge/freezer, tiled splashback and roll-edge laminate worktops.



LOUNGE

19'9" x 11'7" (6.04 x 3.54)



A double glazed window to the front elevation, a central heating radiator and an electric fire with a tiled hearth and a wooden surround.



BEDROOM ONE

16'6" x 10'4" (5.05 x 3.17)



A double glazed window to the rear elevation, two central

heating radiators and a uPVC door with a decorative glazed glass panel within which leads out to the rear garden.



BEDROOM TWO

11'6" x 10'0" (3.53 x 3.05)

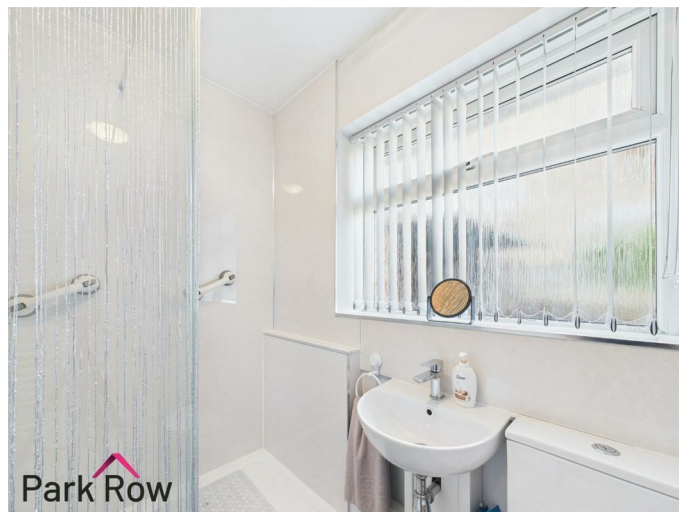


A double glazed window to the rear elevation and a central heating radiator.



BATHROOM

6'6" x 5'6" (1.99 x 1.69)



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a hand basin with chrome taps over, a walk in mains shower with a decorative glass shower screen plus a white towel radiator.

EXTERIOR

FRONT



To the front of the property there is space for parking, a brick built dwarf wall to the front, mature bushes, mainly decorative stones and a black metal vehicles gate which leads to:

SIDE



Space for further parking, access into the garage, access into the entrance of the property, a metal pedestrian gate which leads to the rear garden, a brick built wall to the right hand side and the rest is mainly decorative stones.



REAR



Accessed via the pathway at the side of the property, the door in the garage and the door in bedroom one where you will step out onto; a paved area with space for outdoor seating, space and hard standing for an outdoor shed, perimeter hedging to the rear, a brick built wall and garage to the left hand side and the rest is mainly laid to lawn.



GARAGE

18'0" x 9'11" (5.50 x 3.03)

Accessed via the up and over door from the side of the property and includes; a door leading out to the rear garden and is a fantastic space for storage.

AERIAL SHOT



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.

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: C

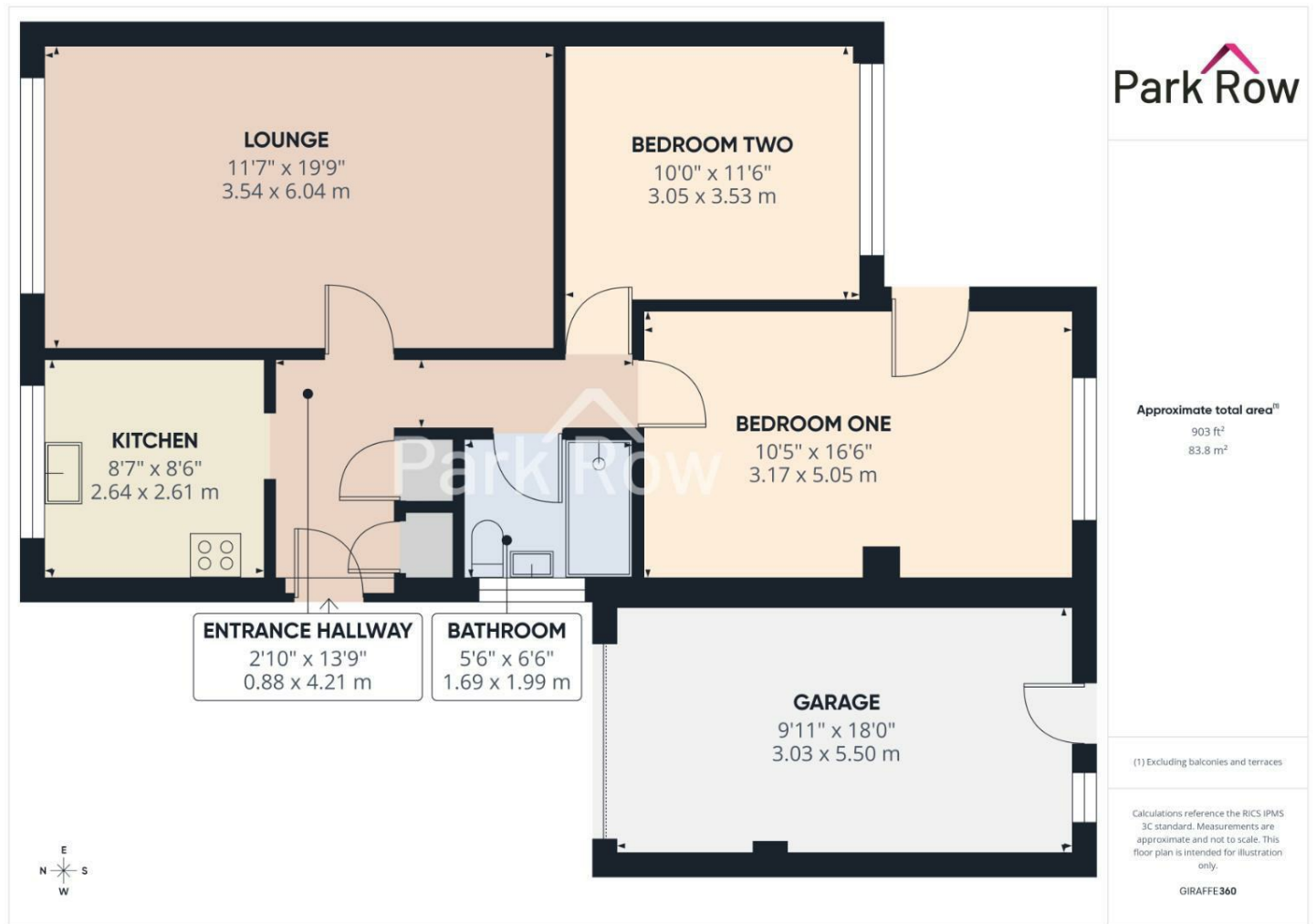
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

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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