

# Park Row

The proactive estate agent



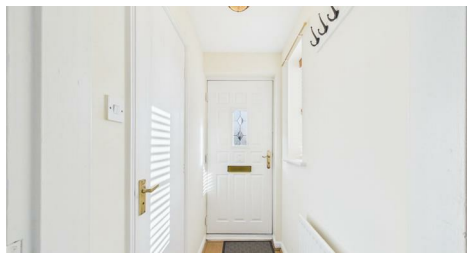
## Pasture View, Sherburn In Elmet, Leeds, LS25 6LZ

Offers In Excess Of £250,000



\*\* DETACHED HOME \*\* THREE BEDROOMS \*\* CONSERVATORY \*\* NO ONWARD CHAIN \*\* DOWNSTAIRS WC \*\* ENSUITE \*\* OFF STREET PARKING \*\* REAR GARDEN \*\* DETACHED GARAGE \*\* EPC C \*\*

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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## AGENTS NOTE

Please note that some images within this brochure have been digitally enhanced using virtual staging techniques. Furniture, furnishings, and décor shown are for illustrative purposes only and may not be present in the property. The images are intended to demonstrate the potential use and layout of the space. Prospective purchasers should rely on physical inspections and not solely on the images provided.

## INTRODUCTION

Nestled in the charming area of Pasture View, Sherburn In Elmet, Leeds, this delightful detached house offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, including a master suite complete with an ensuite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is undoubtedly the kitchen diner, which provides an inviting space for both cooking and entertaining. The conservatory allows for an abundance of natural light, creating a warm and welcoming atmosphere throughout the day. Additionally, the property features a convenient downstairs WC, enhancing the practicality of the living space.

For those with vehicles, the property boasts off-road parking for two cars, ensuring that parking is never a concern. The surrounding area is peaceful and family-friendly, making it an excellent choice for anyone looking to settle in a community-oriented neighbourhood.

This detached house at Pasture View is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of belonging. Do not miss the opportunity to make this lovely property your own.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE



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

### PORCH

5'8" x 3'1" (1.74 x 0.94)

A double glazed window to the side elevation with built in blinds, a central heating radiator and internal doors that lead into;

### DOWNSTAIRS W/C

5'8" x 2'7" (1.73 x 0.81)



An obscure double glazed window to the front elevation with built in blinds and includes a white suite comprising of; a close coupled w/c, a central heating radiator and a hand basin set within a white wooden unit with space for storage.

### LOUNGE

17'4" x 14'4" (5.30 x 4.37)



A double glazed window to the front elevation, gas fire set within a fireplace with a tiled hearth and a wooden surround, stairs which lead up to the first floor accommodation, two central heating radiators and an internal door which leads into;



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## KITCHEN/DINING ROOM

7'10" x 13'6" (2.41 x 4.12)



An internal wooden glazed window to the rear elevation, wooden wall and base units surrounding, roll-edge laminate worktop, built in oven, four ring gas hob with a built in extractor fan over, white drainer sink with chrome taps over, space and plumbing for a washing machine, space for a freestanding fridge/freezer, a door which leads into an under-stairs storage cupboard, a central heating radiator and a double glazed double door that leads into;



## CONSERVATORY

13'6" x 7'10" (4.12 x 2.41)

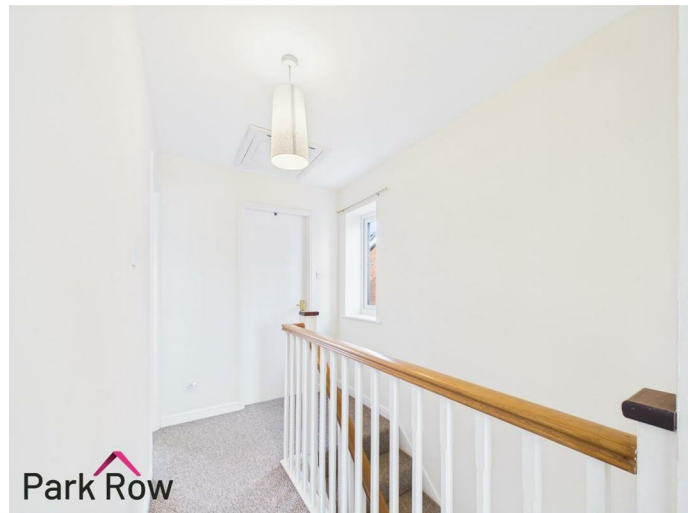


Dwarf walls with double glazed windows above to every side, poly-carbonate pitched roof and a double glazed double door that leads out to the rear garden.

## FIRST FLOOR ACCOMMODATION

### LANDING

11'11" x 5'8" (3.64 x 1.75)



A double glazed window to the side elevation, loft access, a door that leads into a storage cupboard and further doors which lead into;

## BEDROOM ONE

11'3" x 8'4" (3.45 x 2.55)



A double glazed window to the front elevation, a door that leads into a storage cupboard, a central heating radiator and a door which leads into;

## EN-SUITE

4'3" x 8'2" (1.31 x 2.5)



An obscure double glazed window to the side elevation and includes a white suite comprising of; a close coupled w/c, a hand basin set within a white wooden unit for storage, a fully tiled mains shower enclosure with a glass shower screen plus a central heating radiator.



## BEDROOM TWO

10'5" x 7'11" (3.20 x 2.42)



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

### BEDROOM THREE

8'7" x 5'9" (2.62 x 1.77)



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

### BATHROOM

5'6" x 6'2" (1.68 x 1.88)



An obscure double glazed window to the rear elevation and includes a white suite comprising of; a panel bath with a mains shower over and a glass shower screen, a close coupled w/c, a hand basin set within a white wooden unit for storage, a central heating radiator and tiled splashback.



### EXTERIOR

#### FRONT



To the front of the property there is a concrete driveway with space for off street parking, access into the garage, a paved pathway which leads to the entrance door, hedging surrounding the front garden, access into the rear garden and the rest is mainly lawn.



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## REAR



Accessed from the front of the property or through the double doors in the conservatory where you will step out onto; a paved area, perimeter wooden fencing to the rear, perimeter brick built wall to either side and the rest is mainly lawn.



## GARAGE

17'4" x 9'1" (5.3 x 2.77)



Accessed via the up and over door from the driveway and includes; power and space for storage.

## 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



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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  
PONTEFRAC & 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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**Approximate total area<sup>m</sup>**  
 520 ft<sup>2</sup>  
 48.4 m<sup>2</sup>

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

(1) Excluding balconies and terraces

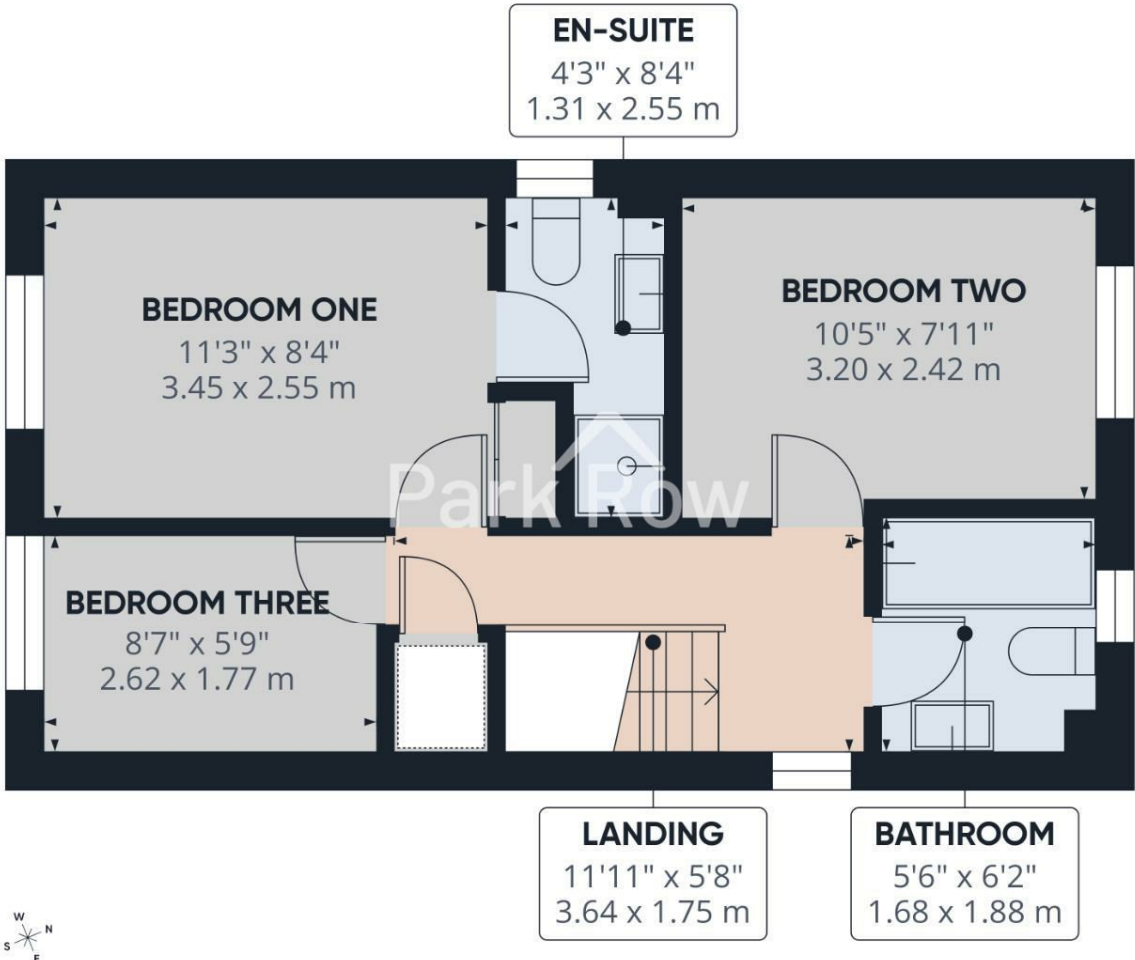
Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE 360



Floor 0 Building 1



Approximate total area<sup>(1)</sup>  
341 ft<sup>2</sup>  
31.7 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.

GIRAFFE360

Floor 1 Building 1



Approximate total area<sup>(1)</sup>  
158 ft<sup>2</sup>  
14.7 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.

GIRAFFE360



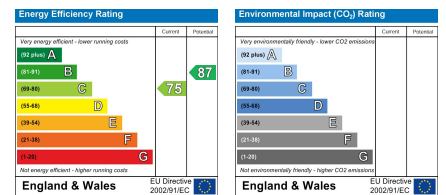
Floor 0 Building 2





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