

# Park Row

The proactive estate agent



**Deighton Avenue, Sherburn In Elmet, Leeds, LS25 6BR**

**Offers In Excess Of £375,000**



**\*\* DETACHED FAMILY HOME \*\* FOUR BEDROOMS \*\* OFF STREET PARKING \*\* EV CHARGER \*\* GARAGE \*\* ORANGERY \*\* ENCLOSED REAR GARDEN \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* DOWNSTAIRS W/C \*\* PERFECT LOCATION FOR FAMILIES \*\***

**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 FRIDAY, AND 1.00PM SATURDAY**



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## INTRODUCTION

Nestled in the charming area of Deighton Avenue, Sherburn In Elmet, this delightful detached family home offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming environment close to local schools and parks.

As you enter, you are greeted by a beautifully presented open plan kitchen, dining, and living room. This inviting space features double doors that lead out to the enchanting rear garden, allowing for a seamless flow between indoor and outdoor living. The kitchen is equipped with high-spec NEFF ovens and a convenient kickboard vacuum, ensuring that both cooking and cleaning are a breeze. The warmth of a log burner adds a cosy touch, perfect for those chilly evenings.

The property boasts two reception rooms, providing ample space for relaxation and entertainment. A modern bathroom and a downstairs w/c enhance the practicality of the home, catering to the needs of a busy family.

Outside, the enclosed rear garden is a true highlight, blooming vibrantly in the summer months with a variety of plants. For those who enjoy outdoor cooking, a brick-built pizza oven awaits, making it an ideal spot for family gatherings and summer barbecues. The property also features a garage and off-road parking for up to three cars, ensuring convenience for all residents.

This beautifully maintained home is not just a property; it is a sanctuary for families looking to create lasting memories in a friendly community. With its modern amenities and prime location, this home is a must-see for anyone seeking a perfect family abode in Sherburn In Elmet.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE



Enter through a black composite door with obscure double glazed panels within and to the side which leads into;

### PORCH

6'7" x 3'10" (2.03 x 1.18)

A double glazed window to the side elevation, LED spotlights and an internal uPVC door with obscure double glazed panels within which leads into;

### ENTRANCE HALLWAY

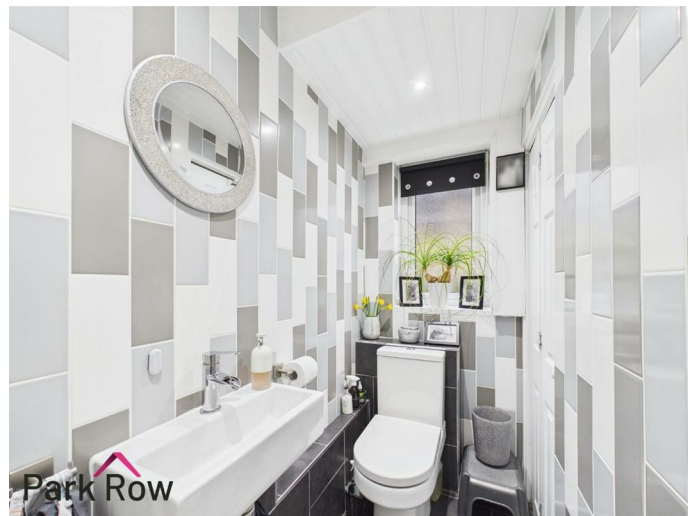
14'3" x 4'6" (4.35 x 1.38)



Stairs which lead up to the first floor accommodation, a central heating radiator and internal white wooden doors which lead into;

### DOWNSTAIRS W/C

7'8" x 3'2" (2.34 x 0.99)



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a hand basin with chrome taps over, tiled flooring, tiled walls and cupboard doors which lead into storage space.



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## LOUNGE

14'3" x 11'1" (4.36 x 3.40)



A double glazed window to the front elevation, a fire set within a fireplace with a wooden surround and a tiled hearth, a central heating radiator and internal double doors which lead into;



## KITCHEN/DINING ROOM

(12'4" x 8'8") + (12'9" x 8'9") ((3.76 x 2.66) + (3.91 x 2.67))



A double glazed window to the rear elevation, white matt wall and base units to the sink area and sea foam cabinetry framing the hob area, four ring gas hob with a built in extractor fan over, solid oak worktops, built in Neff double ovens the top is a combi microwave oven, the bottom is a steam oven with a glide and slide door, integral fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, hand basin set within the worktop with chrome instant hot water tap over, kickboard vacuum cleaner, kickboard heater which is connected to the central heating system, the worktop extends to create a breakfast bar with space for seating, LED spotlights, a log burning stove, LED lighting pendant over the space for the dining table and chairs, a central heating radiator and an open doorway which leads into;





**ORANGERY**  
11'7" x 8'9" (3.54 x 2.67)



A dwarf wall surrounding with double glazed windows above, a solid structure roof with a double glazed lantern to the ceiling allowing in floods of light, LED spotlights and a double glazed double doors which leads out to the rear garden. The Orangerie has a living roof.



**FIRST FLOOR ACCOMMODATION**



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## LANDING

9'7" x 6'10" (2.94 x 2.09)



Loft access and internal doors which lead into;

## BEDROOM ONE

12'9" x 11'9" (3.89 x 3.59)



A double glazed window to the front elevation, a central heating radiator and built in wooden wardrobes.



## BEDROOM TWO

11'6" x 10'0" (3.52 x 3.05)

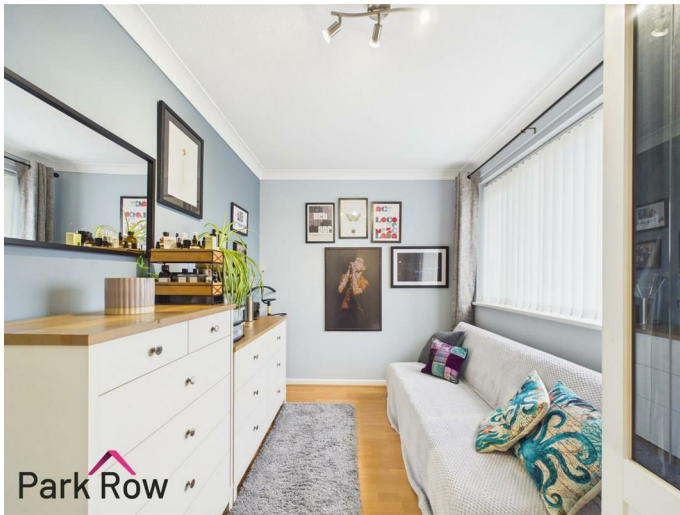


A double glazed window to the rear elevation and a central heating radiator.



### BEDROOM THREE

12'7" x 7'7" (3.86 x 2.33)



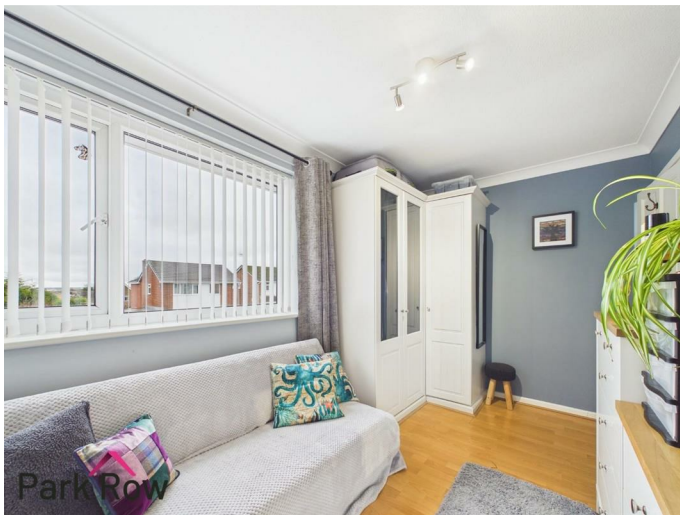
A double glazed window to the front elevation, built in white wooden wardrobes and a central heating radiator.

### BEDROOM FOUR

8'6" x 7'5" (2.60 x 2.27)



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



### BATHROOM

7'3" x 6'6" (2.23 x 2.00)



An obscure double glazed window to the rear elevation and includes; a fully tiled walk in mains shower with a glass shower screen, a close coupled w/c, a floating hand basin with chrome taps over, a grey heated towel rail, fully tiled walls, fully tiled flooring and LED spotlights



**EXTERIOR**

**FRONT**



To the front of the property there is a paved driveway with space for parking, an EV charger, an external power point, access into the garage via the grey electric roller-shutter door, a paved pathway which leads to the side of the property through to the rear garden, perimeter hedging to the front and side, space for outdoor storage and an outdoor electric point.



**SIDE**

A paved pathway which leads through to the rear garden and access into the kitchen/dining room.

**REAR**



Accessed via the pathway at the side of the property or through the double doors in the orangery where you will step out onto; a paved area with space for seating, an external electric point, paved steps up to a wooden decked area with space for seating, a further paved pathway leading to a further paved patio area, plenty of borders filled with mature bushes and shrubs which bloom in summer creating a peaceful space to enjoy the summer months, a brick built pizza oven, a paved pathway leads to the side of the property with space for a shed and further storage, perimeter wooden fencing to all three sides, established trees and the rest is mainly decorative stones.



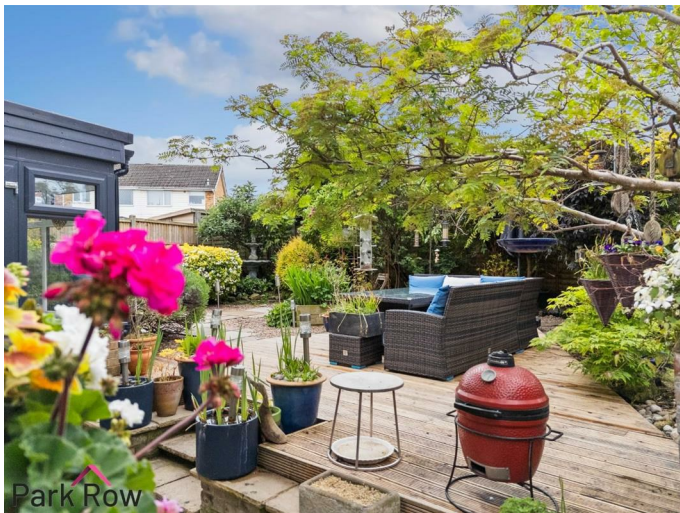
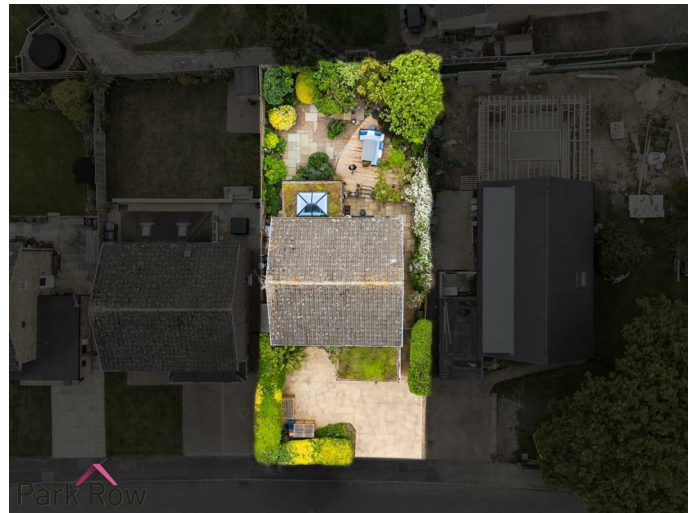


### **GARAGE**

**17'8" x 9'11" (5.40 x 3.03)**

Accessed via the grey electric roller shutter door from the driveway and includes; a glazed window to the side elevation, power, lighting and it is a fantastic space for storage. The garage has a living roof.

### **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.



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## 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  
PONTEFRAC T & CASTLEFORD - 01977 791133

## TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council

Tax Banding: D

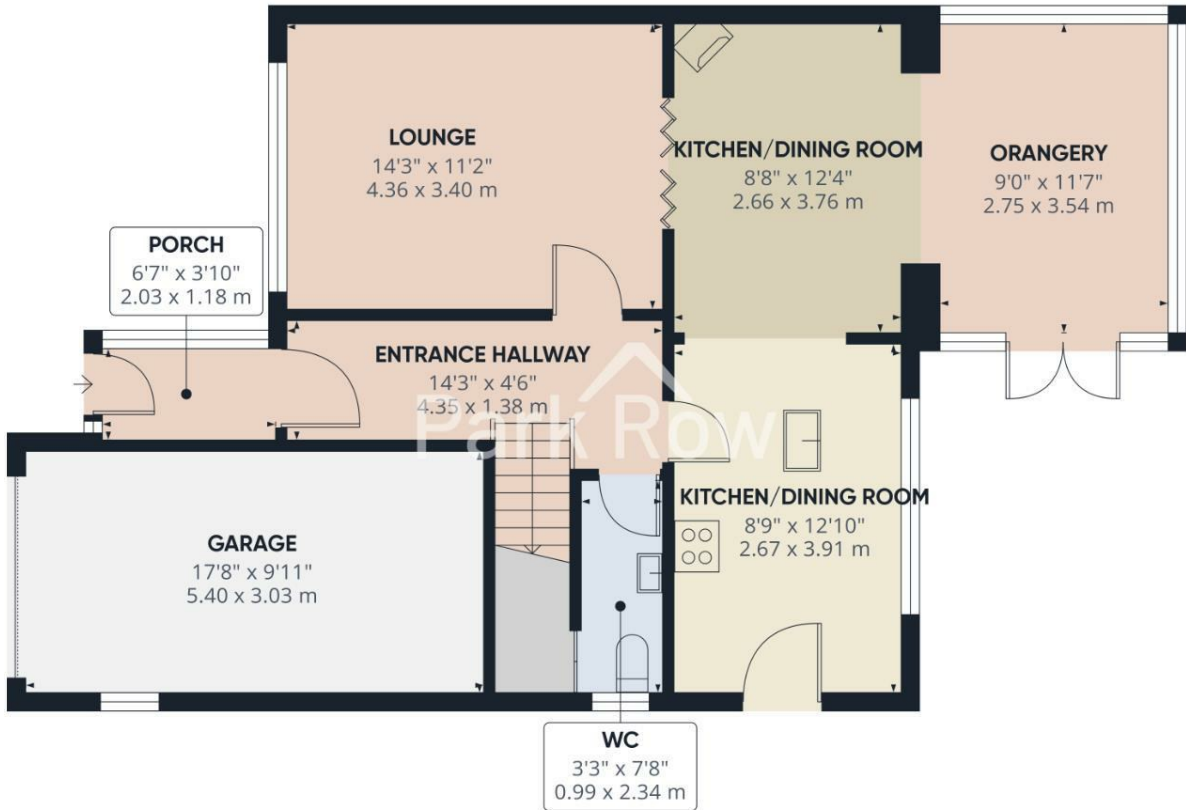
Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## 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>(1)</sup>  
832 ft<sup>2</sup>  
77.2 m<sup>2</sup>

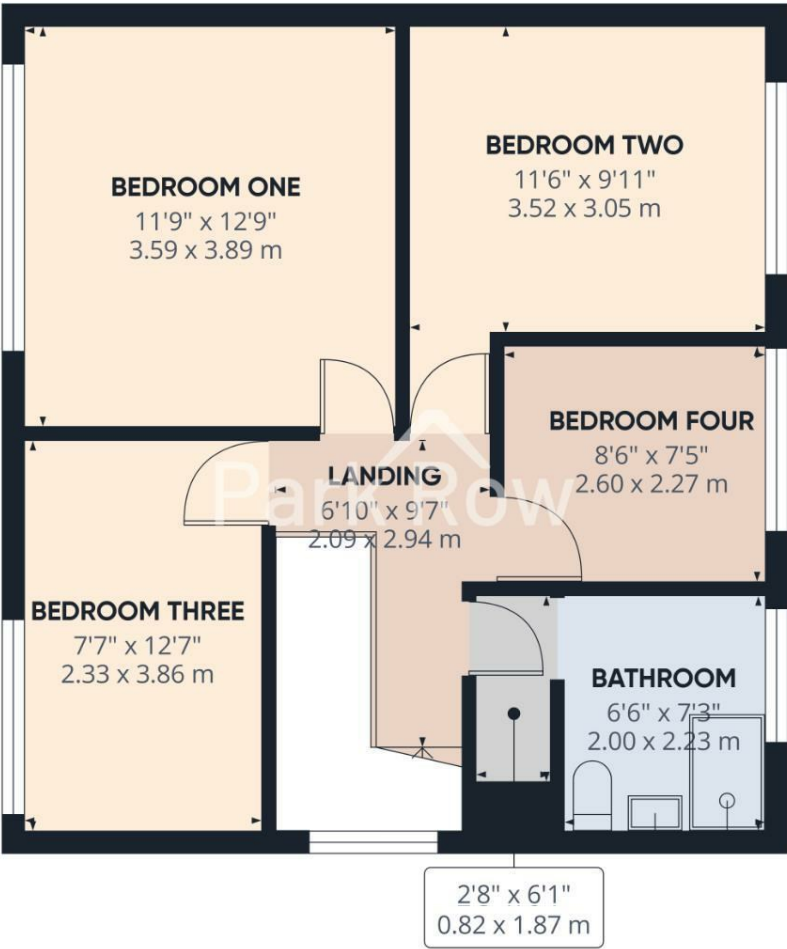
(1) Excluding balconies and terraces

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



Approximate total area<sup>(1)</sup>  
552 ft<sup>2</sup>  
51.3 m<sup>2</sup>

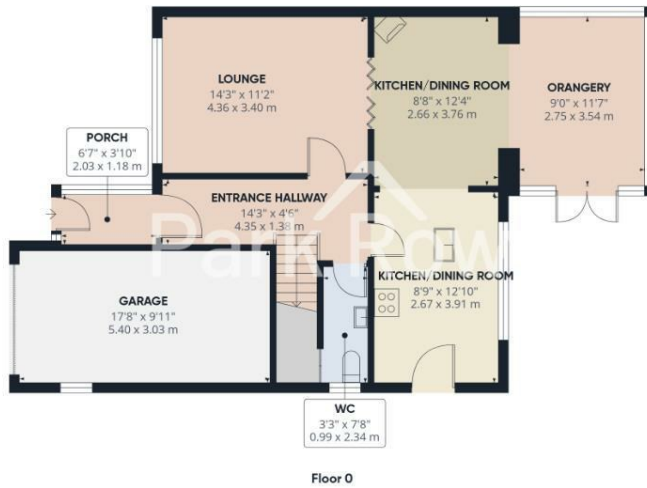
(1) Excluding balconies and terraces

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Floor 1





**Park Row**

Approximate total area<sup>(1)</sup>  
1384 ft<sup>2</sup>  
128.5 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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T 01977 681122  
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

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 credentials - lower CO <sub>2</sub> emissions	C		
Some energy efficiency - higher running costs	D			Some environmental credentials - higher CO <sub>2</sub> emissions	D		
Low energy efficiency - higher running costs	E			Low environmental credentials - higher CO <sub>2</sub> emissions	E		
Very low energy efficiency - higher running costs	F			Very low environmental credentials - higher CO <sub>2</sub> emissions	F		
Very poor energy efficiency - higher running costs	G			Very poor environmental credentials - higher CO <sub>2</sub> emissions	G		
<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>		72	78	<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>			
<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>				<small>EU Directive 2002/91/EC</small> <small>England &amp; Wales</small>			



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