

Park Row

The proactive estate agent



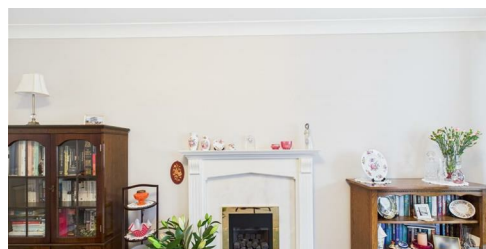
Church View, Sherburn In Elmet, Leeds, LS25 6HZ

Offers In Excess Of £230,000



****SEMI DETACHED BUNGALOW** TWO BEDROOMS** OFF ROAD PARKING** WALK IN SHOWER** CLOSE TO LOCAL AMENITIES** FULLY RENOVATED IN 2018** WELL PROPORTIONED THROUGHOUT****

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 in the charming area of Church View, Sherburn In Elmet, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property was fully renovated in 2018 and benefits from well proportioned rooms throughout.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts a modern bathroom equipped with a walk-in shower, ensuring ease of access and comfort for all residents.

Off-road parking is available, providing convenience and peace of mind for vehicle owners.

This bungalow is not only a practical living space but also a wonderful opportunity to embrace a tranquil lifestyle in a friendly community. With its thoughtful layout and desirable features, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white uPVC door with an obscure double glazed panel within, which leads into;

PORCH

3'9" x 3'3"



A double glazed window to the side elevation, a double glazed window into the kitchen, burglar alarm with control panel and an internal wooden door which leads into;

LIVING ROOM

16'4" x 10'10"



A double glazed window to the front elevation, two central heating radiators, a gas fireplace set within a white wooden surround with a marble hearth and internal doors which lead into;





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HALLWAY
3'10" x 5'4"



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Internal doors which lead into;

KITCHEN
12'2" x 9'7"



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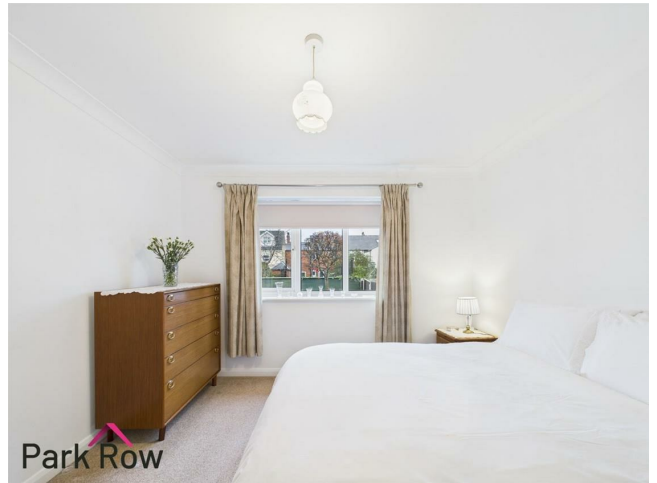
Comprises of wooden effect shaker style cabinetry to wall and base units, a stainless steel one and a half drainer sink with chrome mixer taps over, an integrated oven with four ring gas hob over, tiled splash back, a stainless steel extractor fan over, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table. A double glazed window to the front elevation, a central heating radiator, a white uPVC door with an obscure glass panel within which leads to the side elevation, a burglar alarm with control panel. Internal doors which lead into;



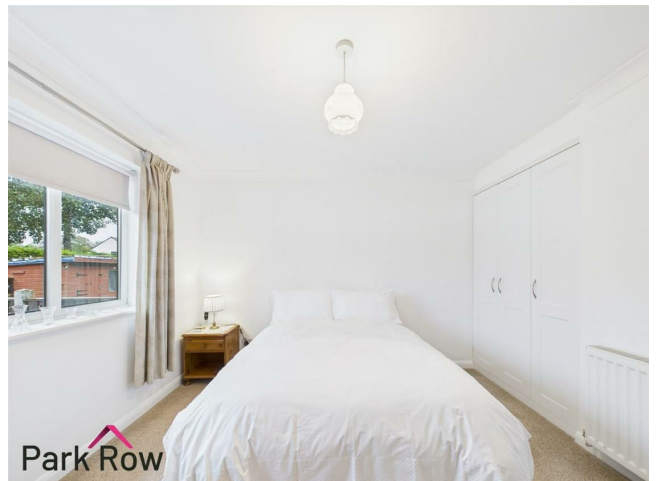
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BEDROOM ONE
10'9" x 10'10"



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



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BEDROOM TWO
8'5" x 9'8"



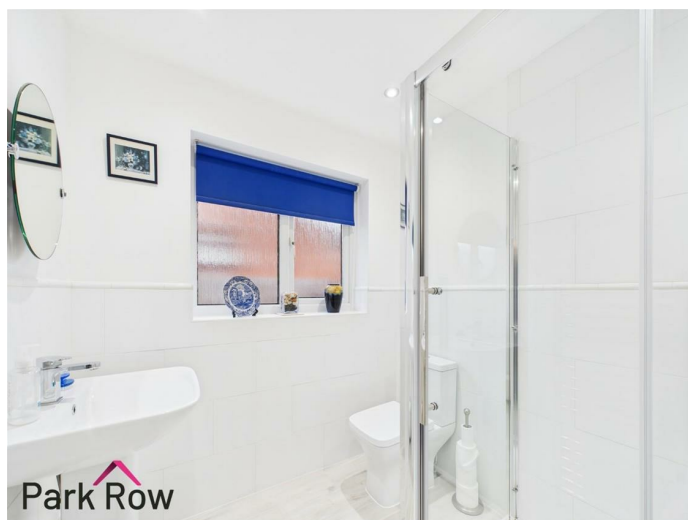
A double glazed window to the rear elevation and a central heating radiator,



BATHROOM
6'1" x 6'9"



An obscure double glazed window to the side elevation, a central heating chrome towel rail, a white suite comprising of a closed coupled WC, a pedestal hand basin with chrome mixer tap over and a shower cubicle with a glass screen and mains mixer shower within.



EXTERIOR



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FRONT



A tarmac driveway leads down the side of the property to the side access and the rear garden, a paved path leads to the front door and across the front of the property, the rest of the garden is mainly laid to lawn, with a border containing trees, bushes and shrubs.



SIDE



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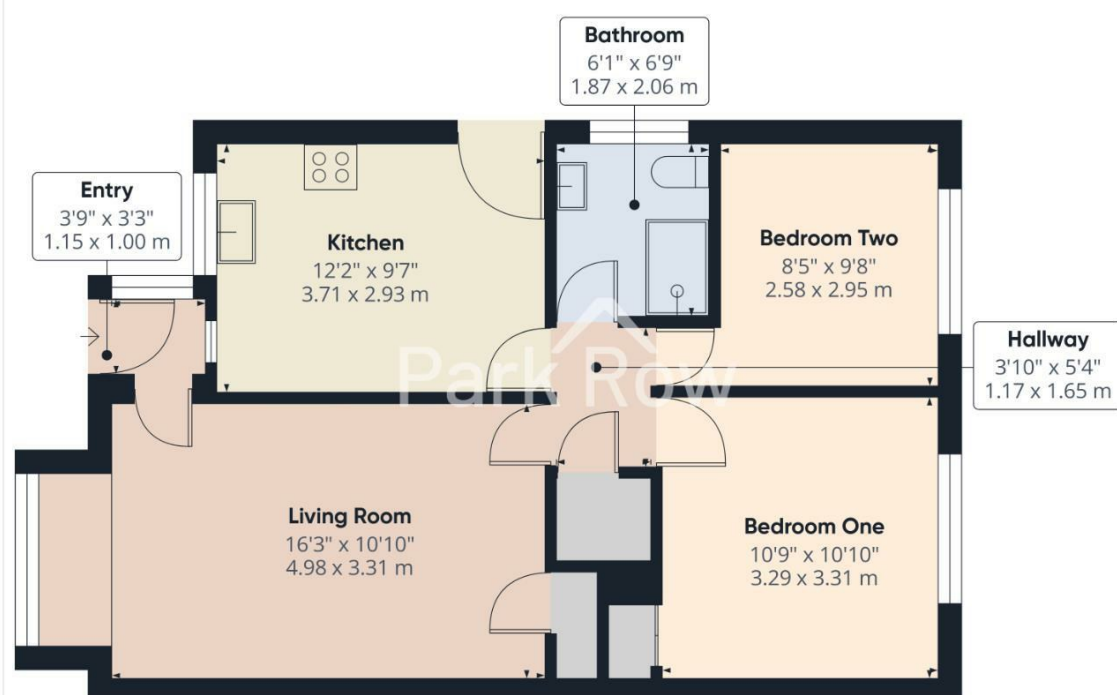


REAR



Accessed via the side of the property, the garden is mainly laid with stone flags with space for seating, borders contain established trees, bushes and shrubs and a space for outdoor storage.


Park Row



Approximate total area⁽¹⁾
621 ft²
57.8 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.

GIRAFFE 360



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	77
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	70	75
EU Directive 2002/91/EC		



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