Park Row

The proactive estate agent



Boston Court, Leeds, LS25 6QL

Offers In Excess Of £325,000

3 2 1 B

** DETACHED HOME ** THREE BEDROOMS ** OFF STREET PARKING FOR TWO VEHICLES ** GARAGE ** DOWNSTAIRS W/C ** EN-SUITE ** SOUGHT AFTER HOME ON THE RED ROW ESTATE ** LANDSCAPED ENCLOSED REAR GARDEN ** SOLAR PANELS ** CUL-DE-SAC LOCATION ** SOUTH WEST FACING GARDEN **NO ONWARD CHAIN**

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

Welcome to this sought after, spacious three bedroom detached home, located on the desirable Red Row estate in Sherburn in Elmet. This delightful property boasts a generous 1,166 square feet of living space, making it an ideal family home. With high quality finishes including high ceilings, deep skirting boards and taller than average doors creating a traditional and airy feeling.

As you enter, you are greeted by a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms, providing ample space for family members or guests. The master bedroom benefits from an en-suite bathroom, ensuring privacy and convenience, while a further bathroom and a downstairs W/C add to the practicality of the home.

The property is equipped with modern solar panels, contributing to energy efficiency and sustainability. Additionally, a detached garage provides secure parking for one vehicle, along with extra storage space for your belongings.

Step outside to discover an fully landscaped enclosed rear garden, it's south west facing position bathes the garden in sun creating a lovely outdoor space ideal for children to play or for hosting summer gatherings. The garden offers a peaceful retreat, allowing you to enjoy the fresh air in privacy.

This home is well - positioned in a cul-de-sac in the desirable Red Row estate, making it a fantastic opportunity for those looking to settle in a vibrant community. With its combination of comfort, convenience, and modern features, this property is sure to appeal to a wide range of buyers. Don’t miss the chance to make this wonderful house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a cream composite door with a double glazed obscure window within which leads into;

HALLWAY

3'8" x 14'9" (1.12 x 4.50)



Central heating radiator, an understairs storage cupboard, stairs which lead to the first floor accommodation and internal doors which lead into;



W/C
3'1" x 5'6" (0.96 x 1.70)



Double glazed obscure window to the front elevation and includes; a central heating radiator, a close coupled w/c and a corner hand basin with chrome taps over plus tiled splashback.

LOUNGE
11'5" x 15'4" (3.50 x 4.69)



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



KITCHEN/DINING ROOM
18'6" x 12'1" (5.65 x 3.70)



Central heating vertical radiator, utility cupboard with space for a dryer, wooden pale sage green shaker style wall and base units, square edge laminate worktop, one and a half stainless steel drainer sink with chrome taps over, integral dishwasher, four ring gas hob with a built in extractor fan over, integral fridge/freezer, built in double oven, electrics for a wall mounted TV and double glazed sliding doors which lead out to the rear garden.

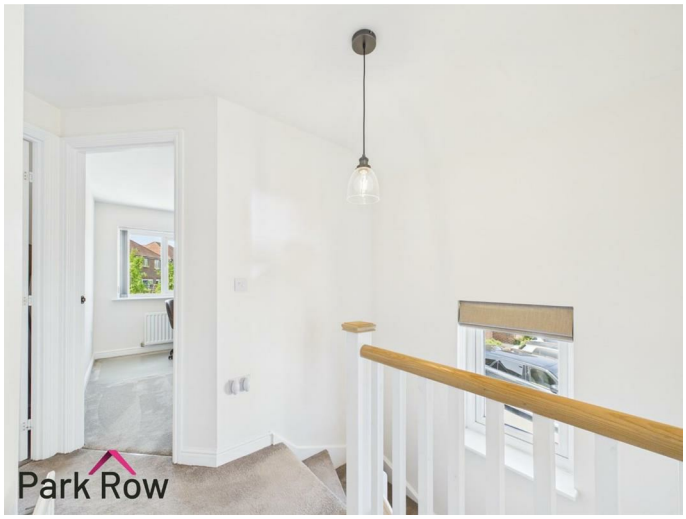






FIRST FLOOR ACCOMMODATION

LANDING
5'10" x 9'3" (1.79 x 2.84)



Central heating radiator, a storage cupboard, loft access and internal doors which lead into;

BEDROOM ONE
11'2" x 11'11" (3.42 x 3.65)



Double glazed window to the front elevation, central heating radiator, built in wardrobes and a door which leads into;





EN-SUITE
8'3" x 4'1" (2.53 x 1.27)



Double glazed obscure window to the side elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, a fully tiled rectangular mains shower with a glass shower screen, an electric shaving point, tiled flooring and a chrome towel radiator.

BEDROOM TWO
9'2" x 11'6" (2.80 x 3.51)



Double glazed windows to the rear elevation, central heating radiator and built in wardrobes.



BEDROOM THREE
7'2" x 11'8" (2.19 x 3.58)



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



BATHROOM
6'11" x 8'8" (2.13 x 2.66)



Double glazed window to the front elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over and tiled splash back, panel bath with a mains shower over and a glass shower screen, a door which leads into a storage cupboard, tiled flooring and a chrome towel radiator.



EXTERIOR

FRONT



Paved pathway which leads up to brick stairs with metal railings to the front door, grass either side and shrubs and a brick wall to the left hand side.

REAR



Accessed via the sliding doors in the kitchen or through the gate at the side of the property where you will step out onto; an Indian stone paved area with ample space for seating, an area filled with decorative stones, an area with space behind for bins, wooden flower beds along the left hand side, two elevated grass areas, perimeter wooden fencing to all three sides, a wooden gate which leads to the side of the property and giving access to the garage door.

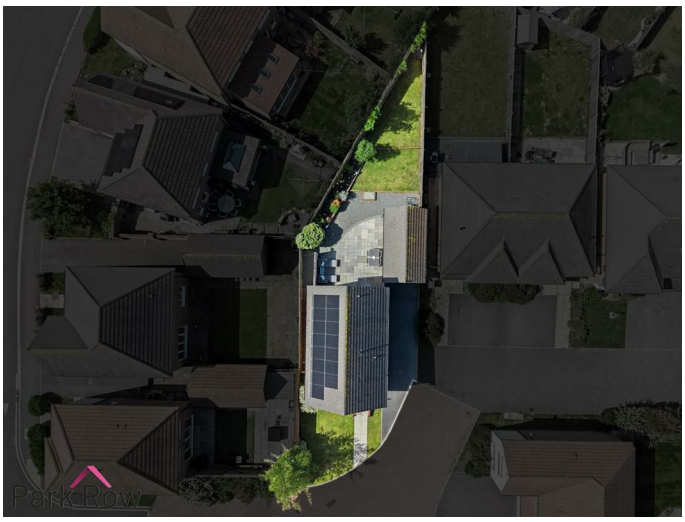






GARAGE
9'3" x 18'6" (2.83 x 5.65)
To the side of the property there is a driveway with space for two vehicles and access into the garage which includes; power, lighting and space for storage.

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

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

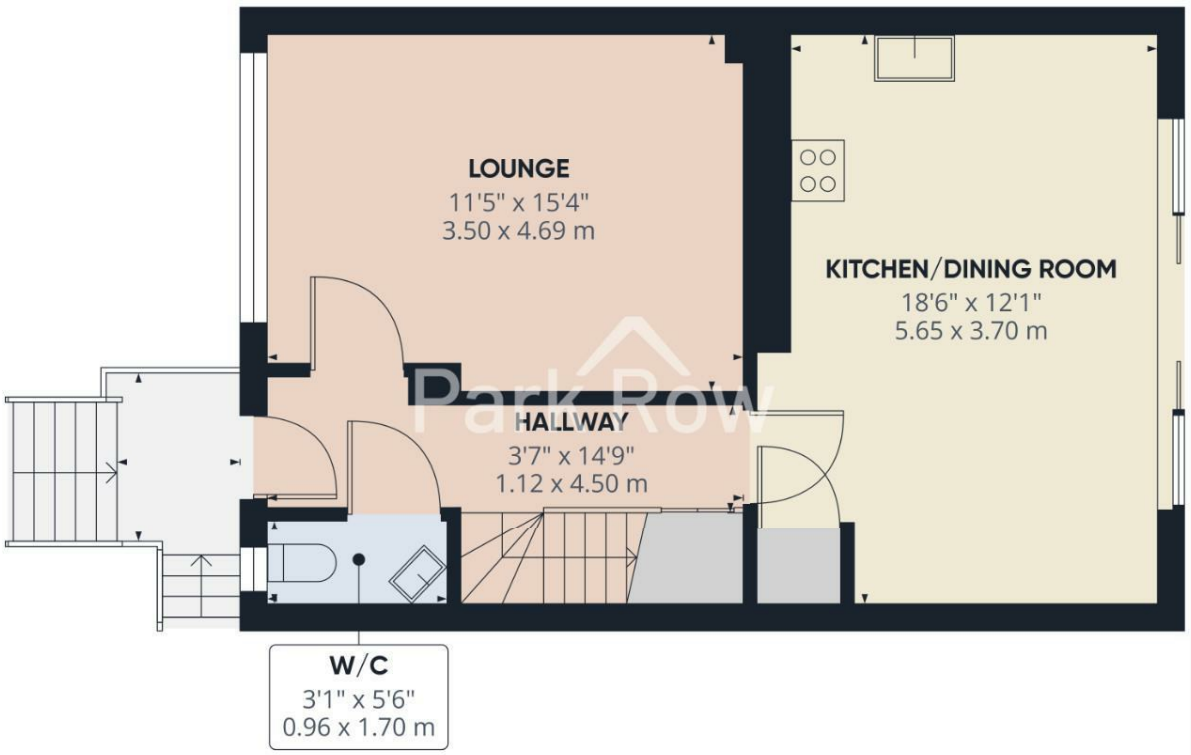
TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

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: 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.



Floor 0 Building 1

Park Row

Approximate total area(1)

514 ft²

47.8 m²

Balconies and terraces

45 ft²

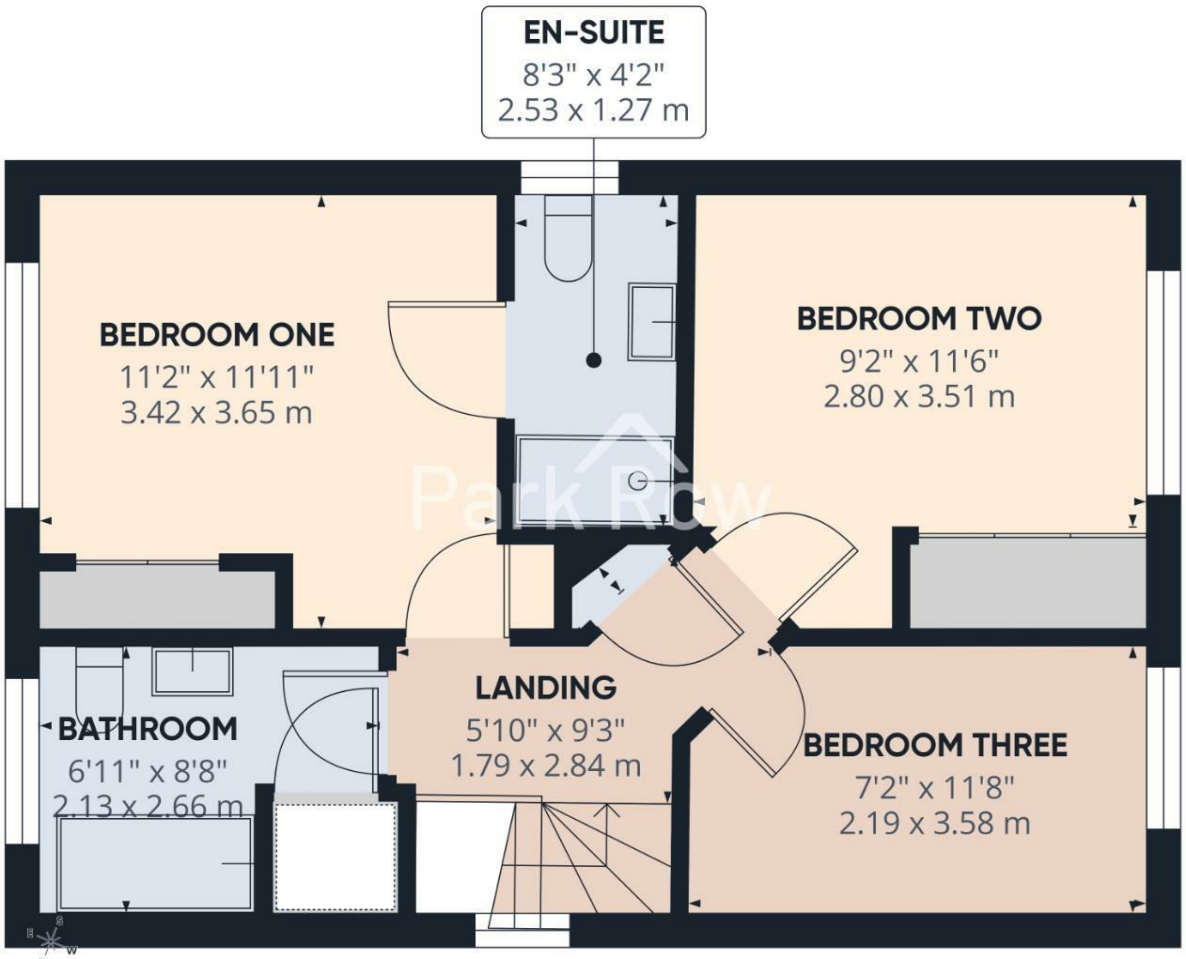
4.2 m²

(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 Building 1

Park Row

Approximate total area(1)

470 ft²

43.6 m²

(1) Excluding balconies and terraces

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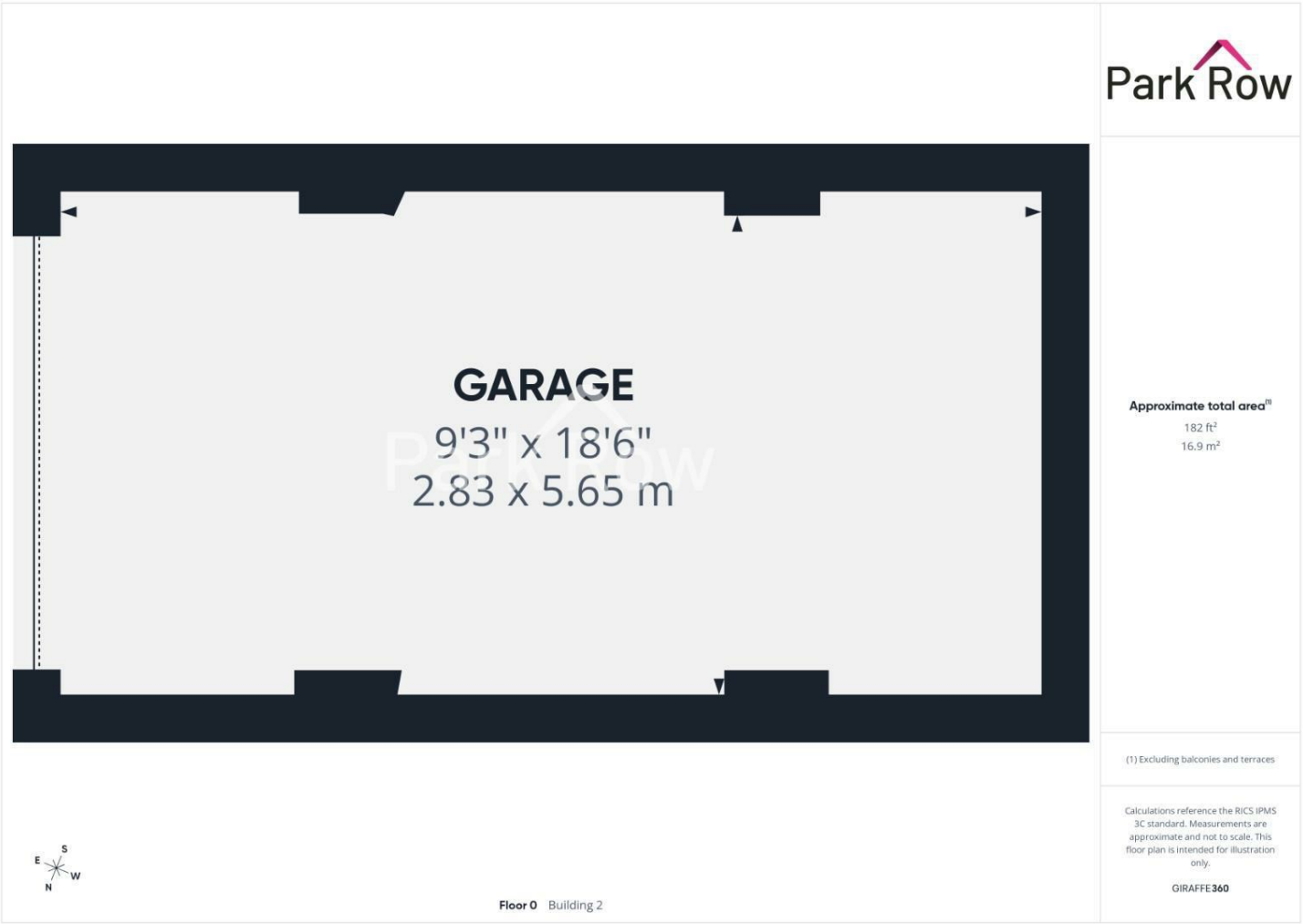
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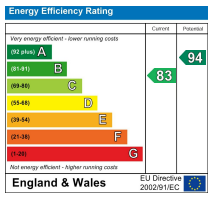
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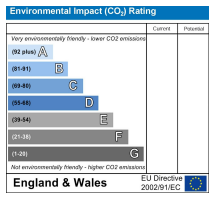












T 01977 681122
W www.parkrow.co.uk

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

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