Park Row

The proactive estate agent

Low Street, Sherburn In Elmet, Leeds, LS25 6BA

Offers In Excess Of £160,000

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TERRACETWO BEDROOMS**ENCLOSED REAR GARDEN**UTILITY ROOM**PERFECT FOR FIRST TIME BUYERS**

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 village of Sherburn In Elmet, this delightful two-bedroom terraced home on Low Street presents an excellent opportunity for first-time buyers. With a well-thought-out layout spanning 651 square feet, this property offers a welcoming atmosphere that is both comfortable and practical.

Upon entering, you are greeted by a cosy lounge that serves as the heart of the home, perfect for relaxing after a long day or entertaining friends. The space is designed to be inviting, making it easy to envision your personal touches transforming it into a warm sanctuary.

The property features two bedrooms, providing ample space for a small family or guests. The bathroom is conveniently located, ensuring that daily routines are both efficient and straightforward. Additionally, the home includes a utility area, which adds to the practicality of the living space.

Situated in a friendly community, this terraced house is close to local amenities and transport links, making it an ideal choice for those looking to enjoy the tranquility of village life while remaining connected to the vibrant city of Leeds.

In summary, this charming terraced home on Low Street is a perfect blend of comfort, convenience, and community, making it an excellent choice for first-time buyers seeking their ideal property.

GROUND FLOOR ACCCOMODATION

ENTRANCE

Enter through a composite panel door with a decorative glazed insert which leads into;

LOUNGE

14'1" x 12'3" (4.30 x 3.75)

Double glazed window to the front elevation, a central heating radiator, a free standing wood burning stove, staircase leading to first floor accommodation and a doorway which leads into;

KITCHEN/DINING ROOM

13'10" x 6'11" (4.22 x 2.12)

A double glazed window to the rear elevation, white shaker style wall and base units, solid wood worktops, Belfast sink with modern chrome mixer taps, integrated oven, a door which leads in the pantry, space for free standing dishwasher and an open doorway which leads into;

UTILITY ROOM
5'6" x 2'10" (1.68 x 0.88)

A composite door with diamond obscure glass within that leads into the rear garden, space and plumbing for a washing machine and space for a freestanding fridge/freezer.

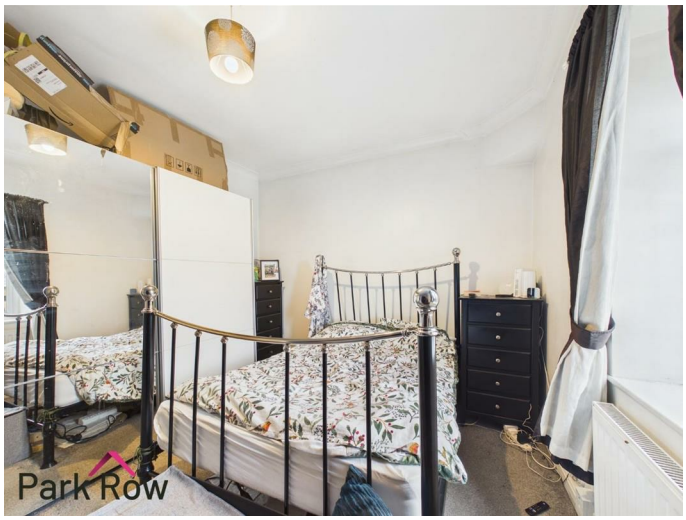
PANTRY CUPBOARD
7'6" x 2'7" (2.3 x 0.79)
Accessed from the kitchen and includes space for storage.

FIRST FLOOR ACCOMODATION

LANDING
6'0" x 5'11" (1.85 x 1.82)
Loft access and further wooden doors which lead into;

BEDROOM ONE
14'2" x 6'11" (4.34 x 2.13)

uPVC double glazed windows to the front elevation and a central heating radiator.



BEDROOM TWO
12'5" x 10'3" (3.81 x 3.14)

uPVC double glazed windows to the rear elevation and a central heating radiator

MAIN BATHROOM
7'8" x 6'0" (2.34 x 1.85)

An obscure double glazed window to the side elevation, glass-enclosed shower with a rainfall showerhead, tiled walls with white close coupled w/c.

EXTERIOR

FRONT

Decorative arched doorway and access into the property via the street.

REAR

Access via the uPVC door in the utility room where you will step out onto; a paved pathway, wooden fencing that that covers the perimeter of the garden, a shed for storage and the rest of the garden is mainly laid to lawn.

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

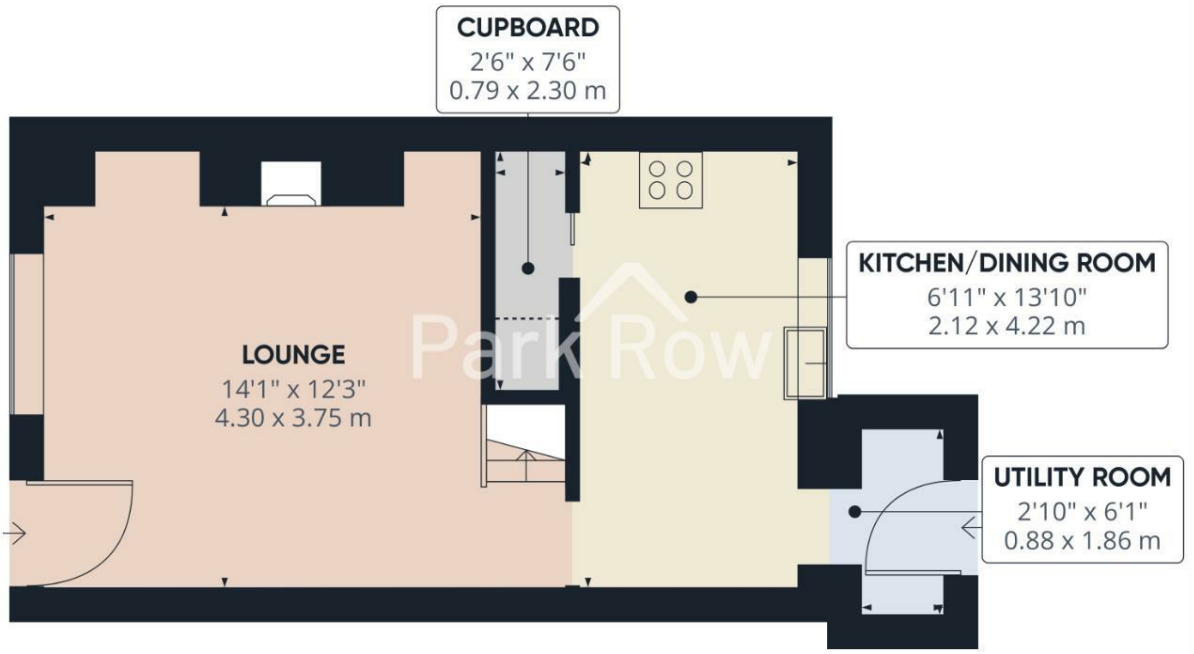
TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

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

Park Row

Approximate total area(1)

344 ft²

32 m²

Reduced headroom

5 ft²

0.5 m²

(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.

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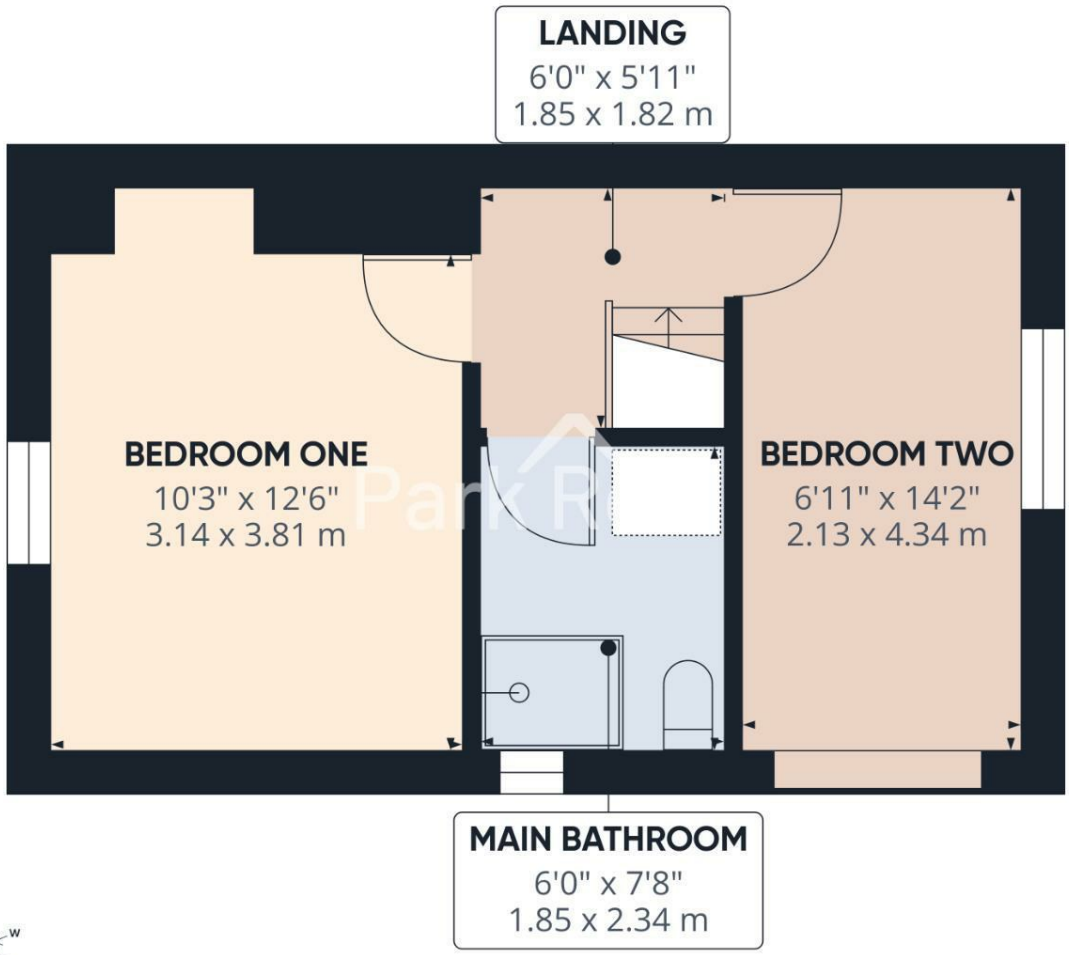

Floor 1

Park Row

Approximate total area(1)

307 ft²

28.5 m²

(1) Excluding balconies and terraces

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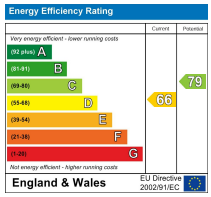

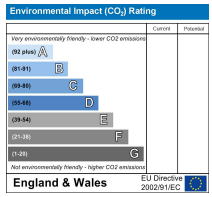

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