Park Row

The proactive estate agent



Wolsey Croft, Sherburn In Elmet, Leeds, LS25 6DP

Offers In Excess Of £350,000

4 2 3 C

DETACHED HOMEFOUR BEDROOMS**ENCLOSED FRONT AND REAR GARDEN**OFF STREET PARKING**GARAGE**EN-SUITE**DOWNSTAIRS W/C**UTILITY ROOM**THREE RECEPTION ROOMS**GREAT FAMILY HOME**

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 charming detached house located in the desirable area of Wolsey Croft, Sherburn In Elmet, Leeds. This delightful property offers a generous living space of 1,716 square feet, making it an ideal choice for first-time buyers or families seeking a comfortable home.

The house features four well-proportioned bedrooms, providing ample space for relaxation and privacy. The master bedroom benefits from an en-suite bathroom, ensuring convenience and comfort. In addition, there are two further bathrooms, making morning routines a breeze for the whole family.

The property boasts three inviting reception rooms, including a dining room, a lounge, and a snug. The snug is particularly appealing, with double doors that open out to a spacious and well-established rear garden, perfect for outdoor entertaining or simply enjoying the fresh air.

For those with vehicles, the property offers off-street parking for two vehicles, along with a garage for additional storage or parking needs.

This home is not only practical but also exudes warmth and character, making it a wonderful place to create lasting memories. With its excellent location and thoughtful layout, this property is a must-see for anyone looking to settle in a friendly community. Don’t miss the opportunity to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

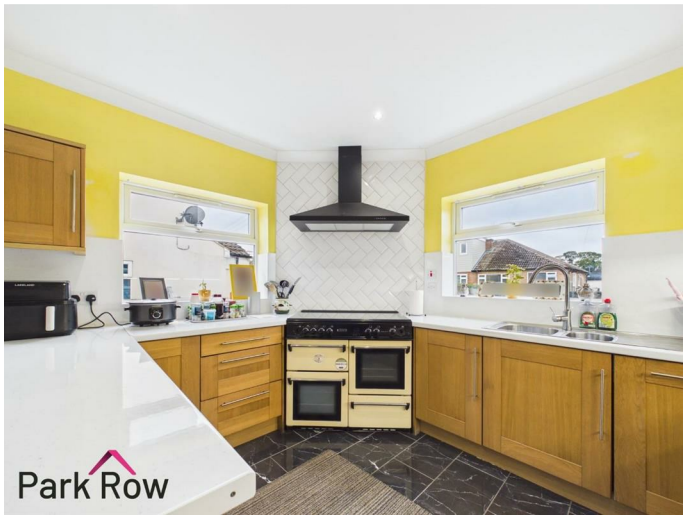
Enter through a white uPVC door with a double glazed glass panel within which leads into;

KITCHEN

11'11" x 13'4" (3.65 x 4.07)



A double glazed window to the side elevation, a double glazed window to the front elevation, central heating radiator, wooden shaker style base and wall units, roll-edge laminate worktop, stainless steel one and a half drainer sink with a chrome tap over, space and electrics for a free standing range cooker with a built in extractor fan over, tiled backsplash, integrated fridge, island with space for seating, open brick archway into the hallway and an open brick archway into;







UTILITY ROOM

3'3",246'0" x 3'6" (1,75 x 1.08)

An obscure double glazed window to the side elevation, a white gloss unit with space for storage and an internal door which leads into;

W/C

5'8" x 4'9" (1.75 x 1.47)



An obscure double glazed window to the side elevation and includes; wall-hung sink with a chrome tap over, close-coupled w/c and space and plumbing for a free standing washing machine.

HALLWAY

3'2" x 8'7" (0.97 x 2.63)



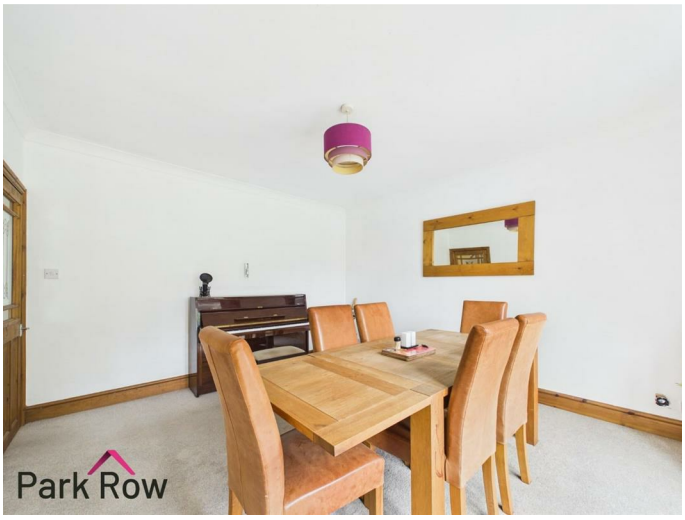
Stairs which lead up to the first floor accommodation and internal doors which lead into;



DINING ROOM
12'5" x 13'8" (3.79 x 4.19)



A central heating radiator and double glazed double doors with two double glazed windows at either side which leads out to the rear garden.



SNUG
11'11" x 8'11" (3.64 x 2.72)



A central heating radiator, double glazed double doors which lead out to the rear garden and an internal door which leads into the garage.



FIRST FLOOR ACCOMMODATION

LANDING
9'3" x 11'3" (2.83 x 3.44)



A double glazed Velux window, an open brick archway and internal doors which lead into;

BEDROOM ONE
12'5" x 13'11" (3.81 x 4.25)



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



BEDROOM TWO
11'11" x 12'7" (3.65 x 3.86)



A double glazed window to the front elevation, central heating radiator and an internal door which leads into;



EN-SUITE
5'8" x 7'5" (1.73 x 2.28)

A double glazed window to the side elevation and includes; square-edge bathtub (renovation needs to be finished).

BEDROOM THREE
12'7" x 10'4" (3.84 x 3.16)



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



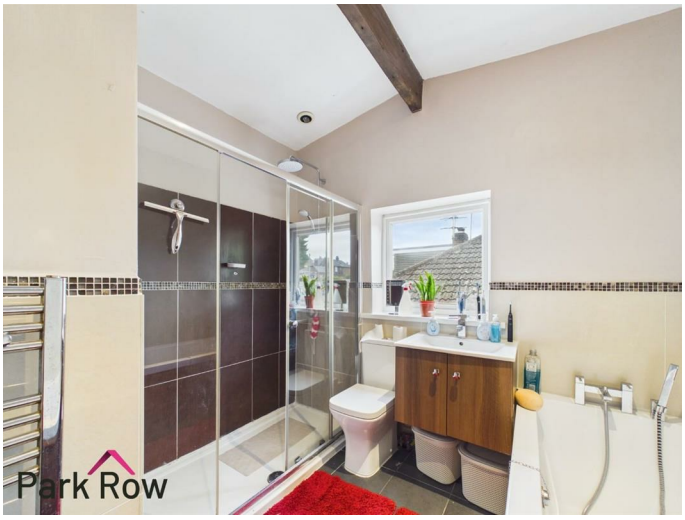
BEDROOM FOUR
11'10" x 9'3" (3.61 x 2.84)



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



BATHROOM
8'10" x 8'9" (2.71 x 2.67)



A double glazed window to the side elevation and includes; wall-hung wooden vanity unit with an inset sink plus a chrome tap over, close-coupled w/c, chrome towel radiator, square-edge bathtub with a wooden panel, fully tiled mains shower with a glass shower screen and a cupboard with space for storage

EXTERIOR

FRONT



To the front of the property there is a vehicle gate, block paved driveway up to the garage, decorative stone boarder, brick built dwarf wall to the front, wooden fencing to the left and right hand sides, a paved pathway which leads to the rear garden and the rest is mainly lawn.



REAR



Accessed via the double doors in the dining room, double doors in the snug and the door in the garage where you will step out onto; a concrete area with space for outdoor seating, a wooden open storage space, borders filled with decorative slate and mature trees, a concrete pathway which leads to a further concrete patio area to the bottom of the garden with more space for seating, perimeter fencing to all three sides and the rest is mainly lawn.





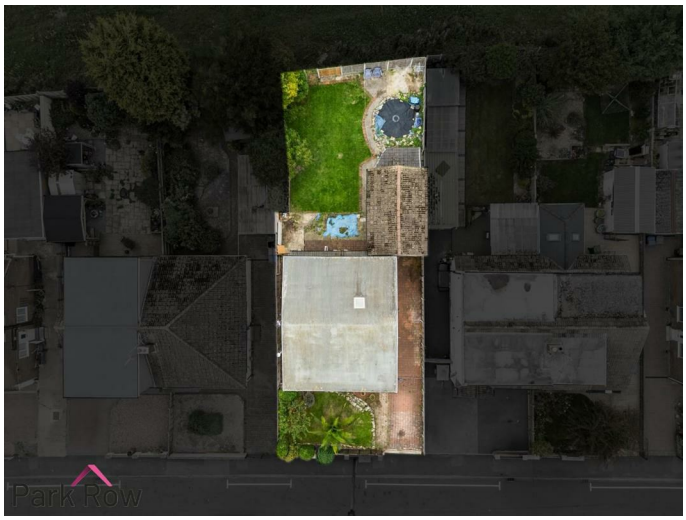
GARAGE
11'9" x 20'6" (3.60 x 6.27)



Accessed via white up-and-over door down the driveway and the door in the snug which includes; a double glazed window to the side elevation, a double glazed obscure window to the rear elevation, central heating radiator with lighting and electrics.

LOFT TO GARAGE
Accessed via a ladder, boarded for storage and full standing height.

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

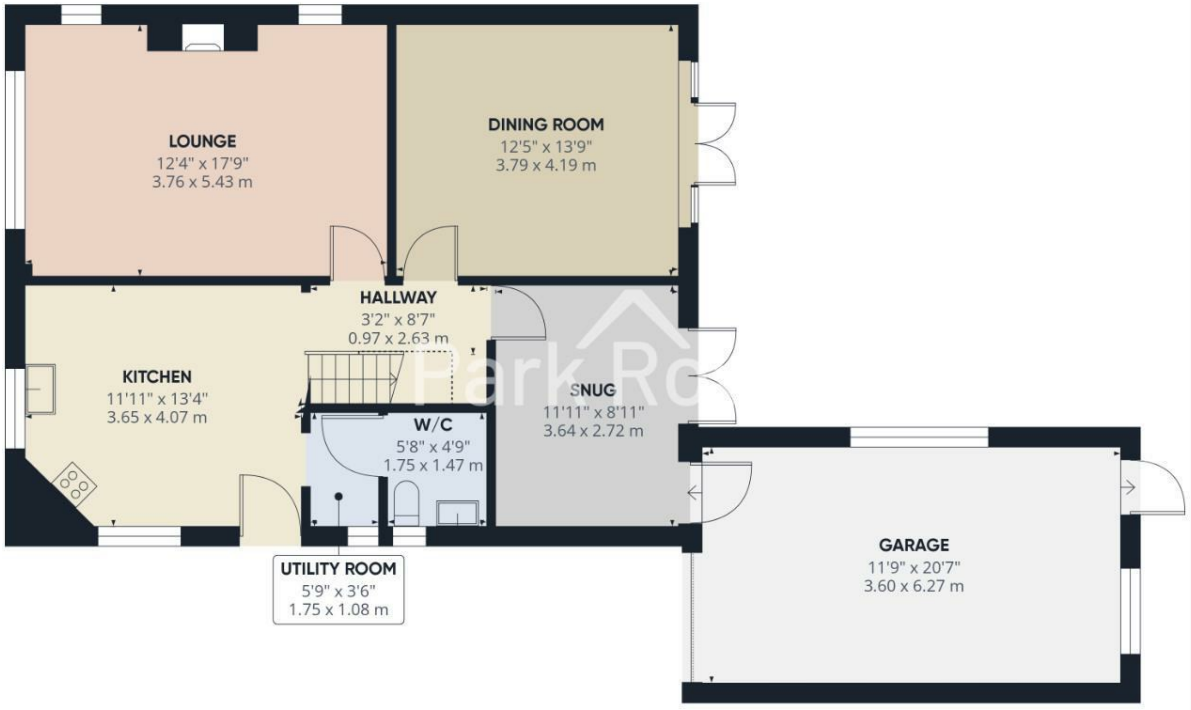
TENURE AND COUNCIL TAX

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



Floor 0

Park Row

Approximate total area(1)

1011 ft²

93.9 m²

Reduced headroom

10 ft²

0.9 m²

(1) Excluding balconies and terraces

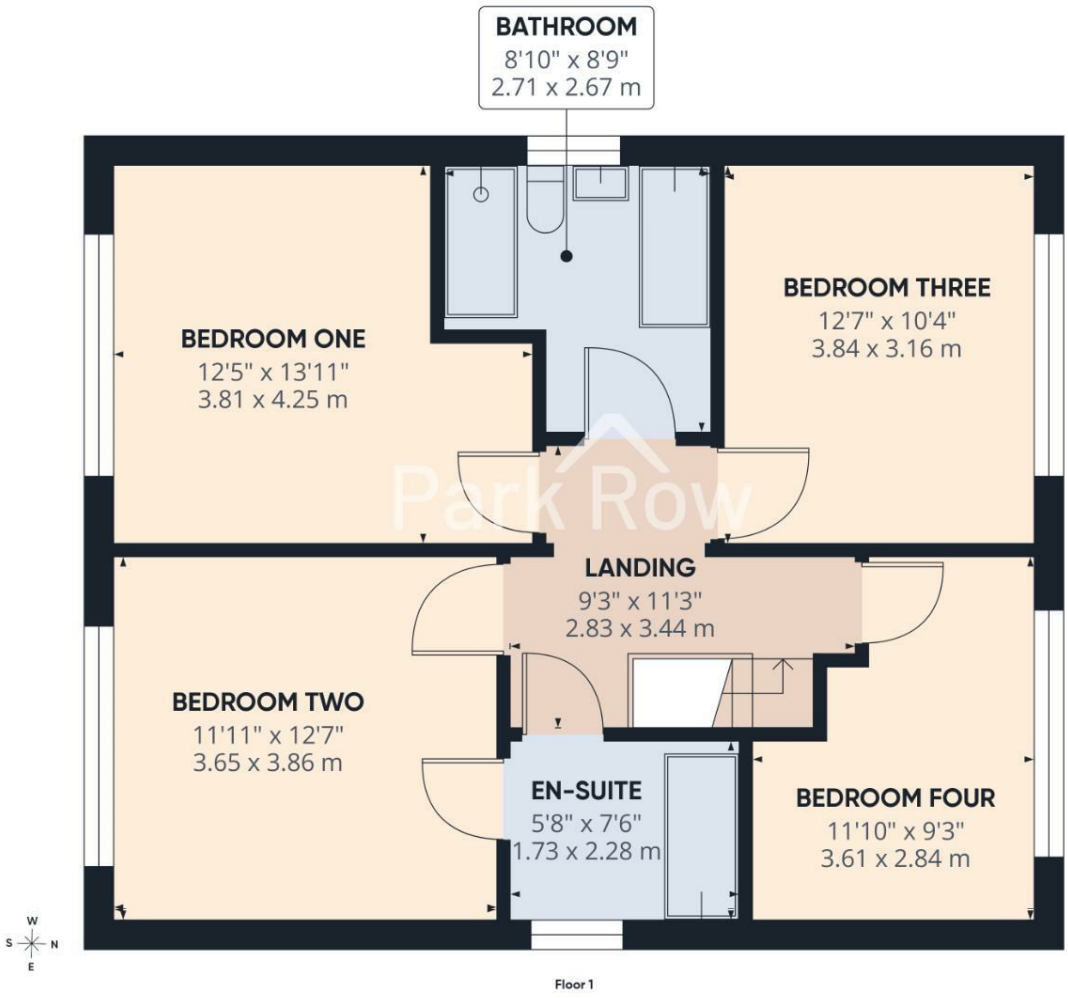
Reduced headroom

..... 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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Park Row

Approximate total area[1]

703 ft²

65.2 m²

(1) Excluding balconies and terraces

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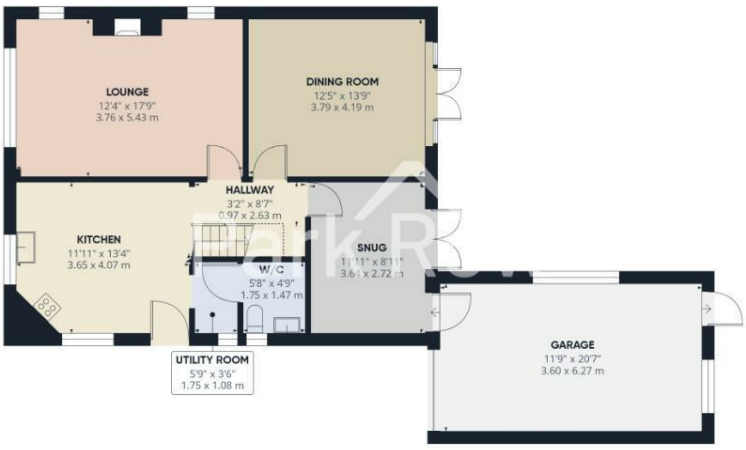
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Floor 0



Floor 1

Park Row

Approximate total area(1)

1714 ft²

159.1 m²

Reduced headroom

10 ft²

0.9 m²

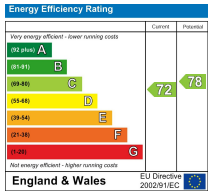
(1) Excluding balconies and terraces

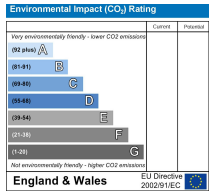
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