

# Park Row



## Bartlett Grove, Sherburn In Elmet, Leeds, LS25 6FT

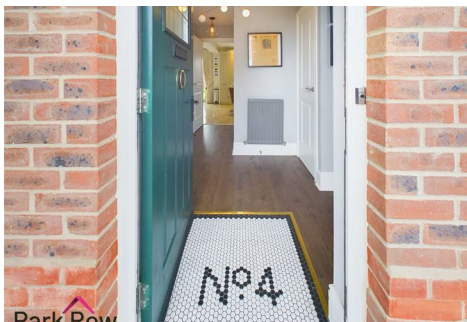
Offers In Excess Of £400,000



\*\*\*DETACHED RED ROW PROPERTY\*\*THREE BEDROOMS\*\*HIGH SPECIFICATION THROUGHOUT\*\*DETACHED GARAGE\*\*DRIVEWAY\*\*GARDENS\*\*CUL-DE-SAC LOCATION AT THE EDGE OF THE ESTATE\*\*NO UPWARD CHAIN\*\*

Nestled in the tranquil cul-de-sac of Bartlett Grove, Sherburn in Elmet, lies this spacious gem of enviable living space extending over 1323.96 square feet. This two-floor haven of serenity and comfort boasts three inviting bedrooms, neatly tucked away on the second floor, with a walk-in wardrobe and an en-suite to the master bedroom. A family bathroom is located upstairs for your convenience. The ground floor embraces you with a tastefully crafted open plan kitchen/dining/ living space adorned with high-quality marble flooring. Featuring integral appliances and bi-fold doors offering an unhindered view and access alike to your inviting rear garden, this space guarantees unsurpassed luxury and comfort. The laundry room, inclusive of space for a washing machine and dryer, along with an additional WC completes the ground floor. Living space is extended into a sun-drenched living room with a classic bay window enhancing its appeal. The property's proximity to a range of public amenities, including but not limited to the acclaimed Sherburn High School, budget-friendly Aldi grocery store and the train station Sherburn-in-Elmet, makes it more than just an abode. Whether you want to explore the local textiles at Fields Garden Centre or savour delightful cuisine at Elmet Kitchen or Crusty's, all your needs are catered in the immediate surroundings. Step into this luxury villa and experience high life in abundance!

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 SATURDAYS

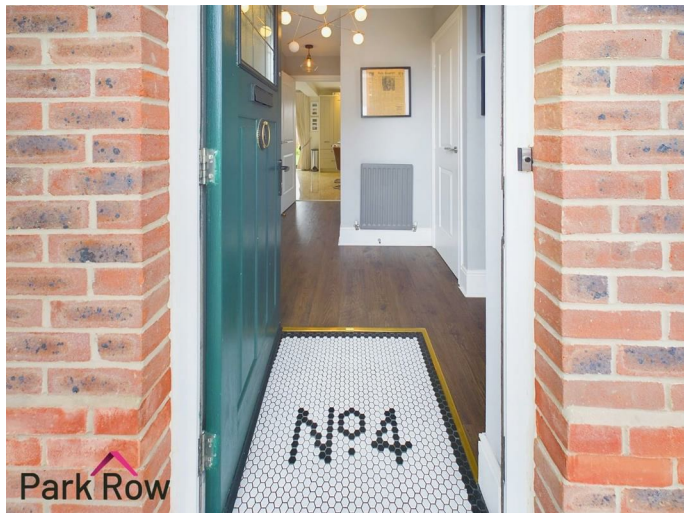


## GROUND FLOOR ACCOMMODATION

### ENTRANCE

with storm porch, composite door with half glazed obscure glass leaded panels to the top.

### ENTRANCE HALLWAY



stairs leading up to first floor accommodation with wooden balustrade and spindles, central heating radiator, door leads into storage cupboard with further doors leading off;



### DOWNSTAIRS W/C

5'10" x 5'8" (1.80 x 1.73)



white close coupled w/c and handbasin with chrome tap over, central heating radiator, panelled walls, extractor fan to ceiling.

## LOUNGE



uPVC double glazed bay window with leaded glass to front elevation, central heating radiator, television points.



## KITCHEN/DINER/FAMILY ROOM

25'9" x 10'5" (7.87 x 3.18)



uPVC double glazed window to the rear elevation and three door double glazed bi-fold doors to the rear elevation which leads to the rear garden, wall mounted vertical central heating radiator and further radiator to the kitchen area, high specification marble flooring throughout, television point, spotlights to ceiling to the kitchen area and pendant lighting in the dining/living area, wall and base units, including larder unit in a grey shaker style finish with antique gun metal style handles, four ring gas hob with extractor fan over and stainless steel splashback, built in oven with built in microwave above, integral dishwasher, integral fridge/freezer, one and half stainless steel drainer sink with chrome spray tap over, space for wine cooler, doors leads into;





**UTILITY**

**5'11" x 5'7" (1.82 x 1.72)**

uPVC half glazed double glazed door which leads to the side elevation, matching base unit to the kitchen, space and plumbing for washing machine and dryer, spotlights and extractor fan to ceiling, wall unit housing the central heating boiler and electrical consumer unit.

**FIRST FLOOR ACCOMMODATION**

**LANDING**



uPVC double glazed circular leaded window half way up the stairs, with further uPVC double glazed leaded window to the front elevation at the top, loft access, central heating radiator.

## BEDROOM ONE

11'9" x 12'7" (3.59 x 3.85)



uPVC double glazed bay window with leaded glass to front elevation, central heating radiator, doors leading off;

## DRESSING ROOM

7'1" x 6'7" (2.17 x 2.01)



walk in wardrobe with built in units with hanging rails and shelves on both sides.



## ENSUITE

7'3" x 6'10" (2.21 x 2.10)



Obscure uPVC double glazed window to side elevation, spotlights to ceiling, walk in shower which is fully tiled with waterfall shower head, chrome heated towel rail, white closed coupled w/c, handbasin with chrome tap over, tiled flooring.

## BEDROOM TWO

13'1" x 8'3" (4.01 x 2.53)



uPVC double glazed window to the rear elevation, central heating radiator.

## BEDROOM THREE

11'8" x 11'2" (3.56 x 3.41)



uPVC double glazed window to the rear elevation, central heating radiator.

## FAMILY BATHROOM

6'11" x 5'11" (2.13 x 1.81)



Obscure uPVC double glazed window to side elevation, spot lights to ceiling, extractor fan to wall, white suite comprising: paneled bath with chrome tap over and mains shower above, glass shower screen, close coupled w/c, handbasin with chrome tap over, shaving point, chrome heated towel rail, tiled flooring, fully tiled around bath area and half tiled to remaining walls

## EXTERIOR

### FRONT



Tarmacked driveway with space for multiple vehicles which leads to a garage with up and over door and has power and lighting, pedestrian wooden access gate which leads to the rear, pedestrian footpath leads to the front entrance door, the rest is mainly laid to lawn with borders with shrubs and plants.

## REAR



Can be accessed via the side wooden pedestrian gate or the bi-fold doors in the kitchen/diner where you will step out onto a paved area with space for seating, perimeter fencing to all sides, the rest is mainly laid to lawn with borders containing mature shrubs and plants.



## TENURE AND COUNCIL TAX

The Tenure and Council 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.

## 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.

## 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

CALLS ANSWERED :

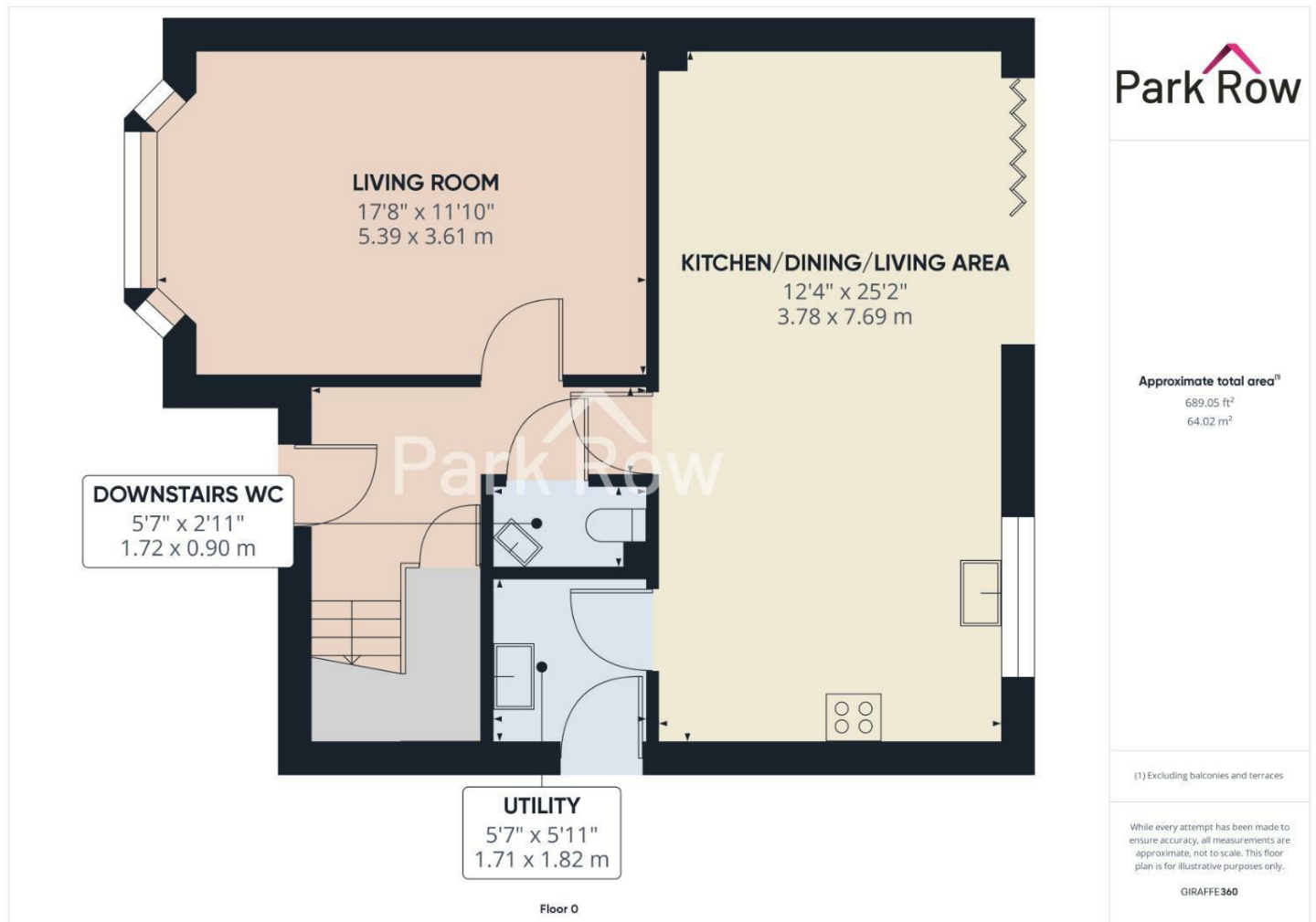
Mon, Tues, Wed, Thurs & Fri - 9.00am to 5.30pm  
Saturday - 9.00am to 1.00pm  
Sunday - Closed

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

SELBY - 01757 241124  
SHERBURN IN ELMET - 01977 681122  
GOOLE - 01405 761199  
PONTEFRACT - 01977 791133  
CASTLEFORD - 01977 558480

## 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.



T 01977 681122  
W www.parkrow.co.uk

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

