

Park Row



Laurels Farm Drive, Church Fenton, Tadcaster, LS24 9FS

Offers In Excess Of £290,000



****SEMI-DETACHED**THREE BEDROOMS**OFF STREET PARKING**SOUTH FACING REAR GARDEN**ENSUITE TO MASTER**DOWNSTAIRS W/C**SOLAR PANELS**FULL SMART HOME SYSTEM****

This beautifully presented property is perfect for a growing family as it is situated in the highly sought after village of Church Fenton and briefly comprises; downstairs w/c, living room, open plan kitchen/dining room, three bedrooms, family bathroom, en-suite to master, full smart home system throughout, solar panels which are owned outright and it also has a south facing garden to the rear!

Energy Performance : EPC Rating B and Council Tax Band C - Selby District Council.

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

Entrance is through a sage green composite door with a decorative glass insert leading into;

ENTRANCE HALLWAY

Stairs leading up to the first floor accommodation with white wooden balustrades and spindles, central heating radiator and internal oak doors leading into;

DOWNSTAIRS WC

6'0" x 3'0" (1.84 x 0.93)

uPVC double glazed obscure glass window to the front elevation and a white suite comprising; close coupled w/c, chrome heated towel rail and a pedestal hand basin with chrome taps over.

LIVING ROOM

18'7" x 12'6" (5.68 x 3.82)



uPVC double glazed window to the front elevation, central heating radiator, television points, telephone points and an internal oak door leading into;



KITCHEN/DINING ROOM

16'0" x 11'0" (4.88 x 3.36)



uPVC double glazed window to the rear elevation, wall and base units with a white gloss finish and stainless steel handles, roll-edge laminate worktop, built in oven with electric four ring hob and extractor fan over with a white glass splashback, one and a half stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space and plumbing for a dishwasher, LED spotlights to the ceiling, internal oak door leading into a pantry cupboard, central heating radiator, space for dining room table and chairs and uPVC double glazed double doors leading out to the rear garden.





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FIRST FLOOR ACCOMMODATION

LANDING

Loft access with a light and a ladder, internal oak door leading into an airing cupboard which houses the water cylinder and further internal oak doors leading into;

BEDROOM ONE

12'8" x 9'0" (3.87 x 2.76)



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uPVC double glazed window to the front elevation, space for an open wardrobe built into the alcove with rails, central heating radiator and an internal oak door leading into;

ENSUITE

9'0" x 6'8" (2.75 x 2.05)

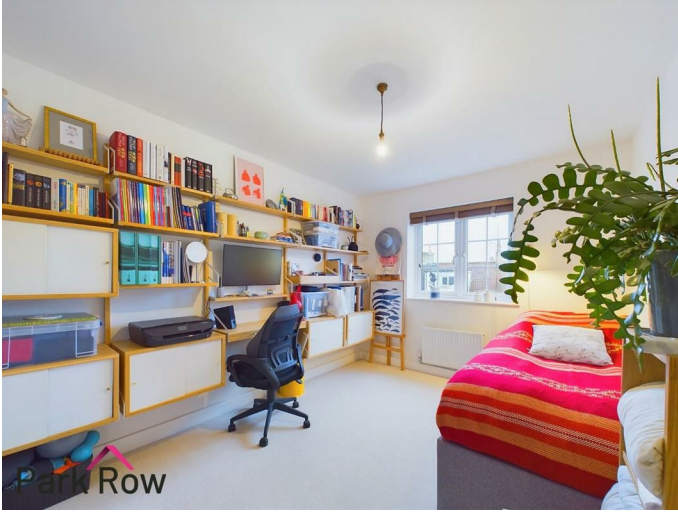


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White suite comprising: close coupled w/c with a concealed cistern and push button flush set within a fully tiled unit which also has a hand basin with chrome taps over and a white gloss vanity unit built in with space for storage, fully tiled with a decorative tile pattern to the centre rectangular walk in shower with the mains shower above and a glass sliding shower screen, LED spotlights to the ceiling, fully tiled floor to ceiling and a chrome heated towel rail.

BEDROOM TWO

12'2" x 8'11" (3.72 x 2.72)



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

BEDROOM THREE

8'4" x 6'6" (2.56 x 2.00)



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

FAMILY BATHROOM

9'8" x 6'5" (2.95 x 1.98)



uPVC double glazed obscure glass window to the front elevation and a white suite comprising; close coupled w/c with a concealed cistern and push button flush set within a fully tiled unit which also has a hand basin with chrome taps over and a white gloss vanity unit built in with space for storage, panel bath with chrome taps over and a waterfall mains shower above, fully tiled around the bath with a matching decorative tile to the ensuite, chrome heated towel rail and LED spotlights to ceiling.

EXTERIOR

FRONT



To the front of the property there is a block paved pedestrian pathway leading to the entrance door, border filled with a mature bush, border filled with decorative stones, two designated parking spaces opposite to the entrance, porch over the entrance door and there is also a block paved pedestrian pathway leading to the rear garden.



REAR



The garden is south facing and can be accessed through the wooden pedestrian access gate at the right hand side of the property or through the double doors in the kitchen where you will step out onto; a mainly Indian stone paved rear garden which benefits minor up keep and has space for outdoor seating, borders surrounding filled with a mixture of mature shrubs/bushes, outside light and also has perimeter wooden fencing to all three sides.

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, Weds, 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.





Floor 0

Approximate total areaⁿ
508.67 ft²
47.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	95	D	B

Energy Efficiency Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not energy efficient - lower running costs.

Environmental Impact (CO₂) Rating scale: A (92-100), B (81-91), C (69-80), D (55-68), E (39-54), F (21-38), G (1-20). Not environmentally friendly - lower CO₂ emissions.

England & Wales EU Directive 2002/91/EC