

Park Row



Rochester Row, Sherburn In Elmet, Leeds, LS25 6FZ

£350,000



****DETACHED FAMILY HOME**FOUR BEDROOMS**ENSUITE TO MASTER**GARAGE AND PARKING**ENCLOSED REAR GARDEN**FIELD VIEWS****

Situated in a sought after location in the popular village of Sherburn in Elmet, this detached property briefly comprises; downstairs w/c, utility, lounge, dining room, kitchen, four bedrooms with ensuite to master, family bathroom, enclosed rear garden, garage.

Energy Performance: EPC Rating B, Council Tax Band D - 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 THURSDAY, 5.00 FRIDAYS, AND 1.00 SATURDAYS.



GROUND FLOOR ACCOMMODATION

ENTRANCE

uPVC double glazed entrance door with two obscure glass panels which lead into;

ENTRANCE HALLWAY

stairs to first floor accommodation, central heating radiator and doors leading into;

LOUNGE

15'9" x 11'0" (4.82 x 3.36)



uPVC double glazed window to the front elevation, central heating radiator, television point and an open double doors which leads into;

KITCHEN/DINER

18'5" x 10'3" (5.62 x 3.13)



uPVC double glazed window and uPVC double glazed double doors to rear elevation, central heating radiator, doors leading into understairs storage cupboard, wall and base units in white gloss finish with stainless steel handles, roll

edge laminate worktops, one and a half stainless steel sink with chrome taps over, integral fridge, integral freezer, free standing dishwasher, four ring gas hob with extractor fan and electric oven under, LED spotlights to ceiling and a door which leads into;





UTILITY

6'11" x 5'3" (2.12 x 1.62)

Half glazed uPVC door to the rear elevation, central heating radiator, space and plumbing for washing machine and dryer with roll edge laminate worktop above, central heating boiler and a door which leads into;

DOWNSTAIRS WC

5'2" x 2'11" (1.58 x 0.90)

Obscure glass uPVC double glazed window to the rear elevation, white suite comprising; close coupled w/c, corner hand basin with chrome tap over, central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, door to storage cupboard with further doors leading off;

BEDROOM ONE

12'8" x 7'1" (3.87 x 2.17)



uPVC double glazed window to the front elevation, central heating radiator, door leads into bulk head storage cupboard, built in wardrobe with sliding doors and a door leading into;



ENSUITE

7'1" x 5'2" (2.16 x 1.59)

Obscure glass uPVC double glazed window to the side elevation, white suite comprising; square walk in shower, fully tiled with mains shower and concertina shower screen, close coupled w/c, hand basin with chrome tap over, chrome heated towel rail and LED spotlights to ceiling.

BEDROOM TWO

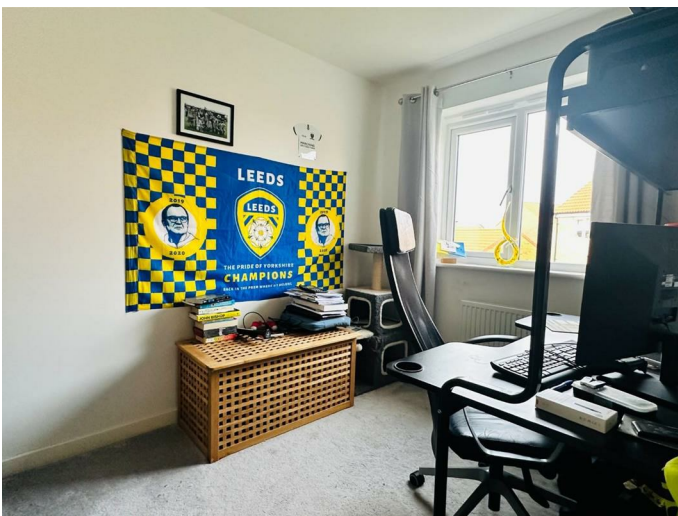
12'2" x 9'5" (3.72 x 2.89)



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

BEDROOM THREE

9'8" x 9'4" (2.95 x 2.87)



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

BEDROOM FOUR

9'6" x 7'2" (2.92 x 2.19)

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

FAMILY BATHROOM

6'11" x 6'3" (2.12 x 1.91)



Obscure glass uPVC double glazed window to the rear elevation, white suite comprising; panelled bath with chrome tap over, extractor fan to rear elevation, close coupled w/c, hand basin with chrome tap over, chrome heated towel rail, half tiled to all walls.

EXTERIOR

FRONT



Tarmacked driveway with parking for multiple vehicles with grassed areas to either side, paved area outside entrance door, integral garage with up and over door, power and lighting, pathway to the right of the property which gives access to the rear garden via a wooden access gate.

REAR



Can be accessed via the pedestrian access at the side of the property or the double doors in the kitchen/diner where you will step out onto a paved area with space for seating, perimeter fencing to all three sides, the rest is mainly laid to lawn.



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 and 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

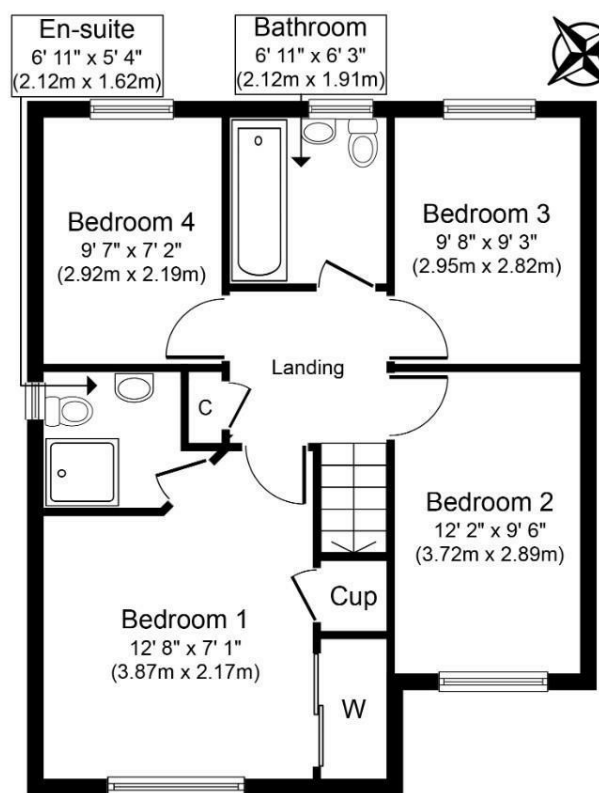
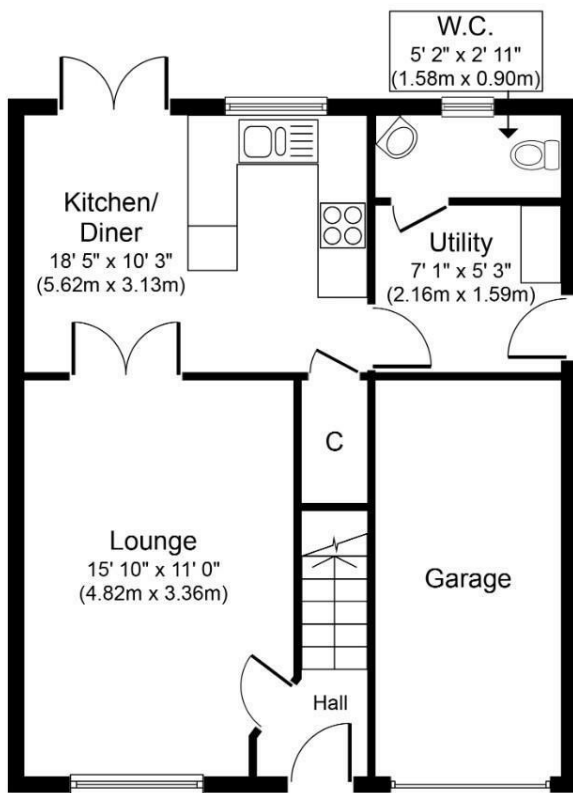
PONTEFRACT - 01977 791133

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
92-100 A	83	92-100 A	93
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-20 G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC