

Park Row



Moorland View, Sherburn In Elmet, Leeds, LS25 6PQ

Offers In Excess Of £260,000



****MODERN TOWNHOME**THREE BEDROOMS**GARAGE**OFF STREET PARKING**ENSUITE TO MASTER**ENCLOSED REAR GARDEN**DOWNSTAIRS W/C****

Nestled in the heart of the popular village Sherburn in Elmet, on Moorland Way, welcome to your dream 3-floor family townhouse boasting a generous 1248.61 square feet of living space. This modern and well-presented 3 bedroom, 2 bathroom home offers an abundance of natural light that dances off the fixtures of the well-appointed kitchen, complete with a dedicated dining area and integral appliances. The ground floor living room easily transitions to the outdoor space through patio doors, opening onto a vibrant rear garden. The first floor showcases 2 bedrooms and a modern bathroom, while the second floor offers privacy for the master suite with its own beautifully presented modern bathroom. Externally the property offers a garage which is great for storage and off street parking. Essentials are easily accessible with ALDI grocery store, Tesco Express supermarket, and Fields Garden Centre within proximity. Education needs are met with Sherburn High School nearby. Transportation is made convenient with Sherburn-in-Elmet (SIE) train station a short distance away and the property also enjoys close proximity to local favourite eateries like Crusty's and award winning Fish Bank. This excellent location and incredible home make for a truly appealing package.

Energy Performance: EPC Rating C / Council Tax Band C - Selby Council

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE AND POSITION OF THIS LOVELY FAMILY HOME. RING US ON 01977 681122 TO ARRANGE A VIEWING. ' WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a two panelled uPVC door which leads into;

ENTRANCE HALLWAY

15'7" x 6'11" (4.75 x 2.13)



Stairs leading to first floor accommodation with wooden balustrade and spindles, understairs cupboard with power and lighting with space for washing machine, spotlights to ceiling, open doorway leads into kitchen/diner and internal doors leads into;

DOWNSTAIRS W/C

5'8" x 3'2" (1.74 x 0.98)

White suite comprising; closed coupled w/c, handbasin with chrome tap over, central heating radiator, extractor fan to ceiling.

KITCHEN

15'10" x 7'8" (4.83 x 2.36)



uPVC double glazed window to the front elevation, central

heating radiator, wall and base units in a mixture of white and black gloss wooden veneer finish, stainless steel handles, square edge laminate worktop, one and half stainless steel drainer sink with chrome tap over, four ring gas hob with glass splashback and extractor fan over, built in 'AEG' oven and microwave, integral fridge/freezer, integral dishwasher, space for dining table and chairs, tiled flooring and spotlights to ceiling.



LOUNGE

9'10" x 14'10" (3.01 x 4.53)



uPVC double glazed patio doors to the rear elevation, central heating radiators, television and telephone points.

BEDROOM TWO

13'8" x 8'2" (4.19 x 2.50)



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



FIRST FLOOR ACCOMMODATION

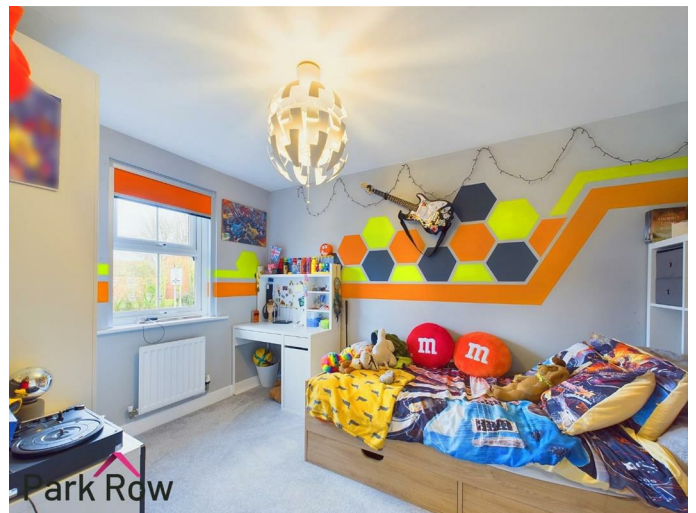
LANDING

17'8" x 6'6" (5.40 x 1.99)

uPVC double glazed window to the front elevation, central heating radiator, storage cupboard which houses the hot water cylinder, spotlights to ceiling, further stairs lead to second floor accommodation and doors which lead off;

BEDROOM THREE

12'2" x 8'1" (3.72 x 2.48)



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

FAMILY BATHROOM

8'2" x 6'0" (2.50 x 1.83)



Obscure glass uPVC double glazed window to the rear elevation, white suite comprising; panelled bath with chrome taps over and mains shower above with glass shower screen, close coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights and extractor fan to ceiling.

SECOND FLOOR ACCOMMODATION

LANDING

3'4" x 3'1" (1.03 x 0.96)

BEDROOM ONE

18'11" x 11'8" (5.77 x 3.57)



uPVC double glazed window to the front elevation, velux style window to the rear elevation, central heating radiator, spotlights to the ceiling, loft access, door leads into;

ENSUITE

6'3" x 5'4" (1.91 x 1.64)



Velux style window to the rear elevation and has a white suite comprising; corner shower cubicle, with sliding glass shower screen, waterfall showerhead with smaller attachment, close coupled w/c, handbasin with chrome tap over the vanity unit under, chrome heated towel rail, spotlights to the ceiling and fully tiled in the shower area and the handbasin.

EXTERIOR

FRONT



Paved pathway with steps down to the front entrance door, further pathway down the side of the property which leads to the rear garden through a wooden pedestrian access gate.

REAR



Can be accessed from the left hand side of the property through the pedestrian access gate or the patio doors in the lounge where you will step out onto; a raised decking area with recessed lighting and space for seating, border with wooden sleepers with mature shrubs, the rest is mainly laid to lawn, perimeter fencing to all sides and outside lighting.



GARAGE



Accessed via a up and over door and has power, lighting and it is boarded for storage.

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.



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