

Park Row



Pinfold Way, Sherburn In Elmet, Leeds, LS25 6LF

Offers In The Region Of £230,000



****EXTENDED SEMI-DETACHED**THREE BEDROOMS**CONSERVATORY**GARAGE**ENCLOSED REAR GARDEN**

Immerse yourself within this delightful two-story property located in Pinfold Way, Spanning just over 764 square feet, this warm and welcoming home boasts three bedrooms. The first and second bedrooms come with built-in wardrobes to cater to all your storage needs. The house features one bathroom on the first floor with a WC and bath, complete with a mains shower. The ground floor introduces a beautiful conservatory, a spacious living room offering a cosy multi-fuel burner along with a meticulously planned kitchen that includes a built-in oven and a four-ring gas hob. Surrounding the property, you'll find a treasure trove of amenities ensuring your everyday needs are always met. Just a short stroll away is the convenient ALDI grocery store, Sherburn High School for educational needs, and the comprehensive Fields Garden Centre. Late-night cravings or larger shopping hauls can be fulfilled at Tesco Express Supermarket. Make this property your sanctuary in the heart of Sherburn in Elmet. EPC Rating D, 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

uPVC woodgrain double glazed entrance door with two diamond leaded glass panels which leads into;

ENTRANCE HALLWAY

2'11" x 3'5" (0.90 x 1.05)

Door leads into;

LOUNGE

18'10" x 11'9" (5.76 x 3.60)



uPVC double glazed diamond leaded window to the front elevation, stairs with a wooden balustrade and metal spindles leading to first floor accommodation, two central heating radiators, multi fuel burner set in the wall, door leads into;



KITCHEN

7'1" x 11'7" (2.16 x 3.54)



Wall and base units in a white gloss finish, four ring gas hob with extractor fan over and glass splashback, built in electric oven, single drainer sink with chrome pull out spray tap over, spotlights to ceiling, opening doorway leads into;



CONSERVATORY

8'10" x 8'0" (2.71 x 2.44)



Has a dwarf wall surrounding with uPVC double glazed windows above to the rear and side elevations, uPVC double glazed door leading out to the side elevation, polycarbonate roof. space for dining table and chairs.

BEDROOM ONE

8'7" x 10'1" (2.64 x 3.08)



uPVC double glazed diamond leaded window to the front elevation, built in wardrobes, central heating radiator.

BEDROOM TWO

10'7" x 6'11" (3.23 x 2.11)



uPVC double glazed diamond leaded window to the rear elevation, built in wardrobes, central heating radiator.

FIRST FLOOR ACCOMMODATION

LANDING

Loft access, storage cupboard doors leading off;

BEDROOM THREE

7'4" x 9'10" (2.26 x 3.02)



uPVC double glazed diamond leaded windows to front and rear elevation, central heating radiator.

FAMILY BATHROOM

6'2" x 5'5" (1.90 x 1.66)



uPVC double glazed diamond leaded window with obscure glass to the side elevation, white suite comprising; closed coupled w/c, handbasin with chrome tap over, panelled bath with chrome taps over and mains shower above with square waterfall showerhead and smaller attachment, chrome heated towel rail.

EXTERIOR

FRONT



Tarmacked driveway leads to garage, further flagged area leads to front entrance door, the rest is mainly laid to lawn, outside courtesy light.

GARAGE

Access through an up and over door and comprises: power, lighting and a door which leads to rear garden.

REAR



Accessed via the door in the garage or the side door in the conservatory where you will step out onto: a decking area with wooden balustrade and spindles, recessed lighting, plenty of space for seating. corner planting area with shrubs, outside lighting, perimeter fencing surrounding and 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.



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