

# Park Row



## Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

Offers In Excess Of £375,000



**\*\*DETACHED FAMILY HOME\*\*FOUR BEDROOMS\*\*INTEGRAL GARAGE\*\*DRIVEWAY\*\*ENCLOSED REAR GARDEN\*\*EN-SUITE TO MASTER\*\*PERFECT FAMILY HOME\*\***  
Nestled on the charming Bramley Park Avenue in Sherburn in Elmet, this traditional 2-floor house with 4 bedrooms and 2 bathrooms offers an incredible 1636.11 square feet of stylish, family-sized living. As you step into the ground floor, you're greeted by a spacious hallway that flows seamlessly into a kitchen with double doors opening onto an idyllic rear garden. Also on this floor, you'll find a handy WC, laundry room, and a cosy living room complete with a nostalgic, cast-iron log-burning fire. Proceed upstairs to discover a luxurious bathroom and an en-suite, and four generously sized bedrooms. The property has a good sized garage for storage and an enclosed rear garden. The address itself is equally as impressive, with convenient access to "ALDI" grocery store, "Sherburn High School", and "South Milford" transit station. If you're in the mood to spruce up your garden or need some retail therapy, "Fields Garden Centre" is nearby. And, without forgetting the "Sherburn in Elmet Train station" and "Elmet Kitchen" providing additional transportation and dining options respectively. This property is the epitome of English comfort and functionality. Come and be enchanted!  
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

Enter through a sage-green composite door with a glass insert which leads into;

### ENTRANCE HALLWAY



Tiled flooring, central heating radiator, stairs leading up to the first floor accommodation and internal doors which lead into;

### LOUNGE

16'2" x 10'11" (4.94 x 3.34)



Double glazed window to the front elevation, central heating radiator, television and telephone points and a beautiful cast-iron log-burning feature fireplace tucked into the corner of the room.





### KITCHEN/DINER

19'0" x 11'1" (5.80 x 3.38)



Double glazed window to the rear elevation, double glazed double doors which lead out to the rear garden, white wooden wall and base units with plenty of space for storage, roll-edge laminate worktop, integral double oven, single stainless steel drainer sink with chrome taps over, four ring gas hob with extractor fan over and stainless steel splashback, integral dishwasher, tiled flooring, LED spotlights, central heating radiator and an internal door which leads into;



## UTILITY

6'8" x 6'0" (2.05 x 1.84)



Composite door with an obscure glass panel which leads out to the rear garden, wall and base units to match the kitchen, cupboard which houses the boiler, roll-edge laminate worktop, single stainless steel drainer sink with chrome taps over, space and plumbing for both a washing machine and a dryer, tiled flooring, LED spotlights, extractor fan and an internal door leading into;

## DOWNSTAIRS W/C

5'11" x 2'10" (1.82 x 0.88)

Obscure double glazed window to the side elevation and has white suite which includes; close coupled w/c and a pedestal hand basin with chrome taps over.

## FIRST FLOOR ACCOMMODATION

### LANDING

Internal doors which lead into;

## BEDROOM ONE

14'7" x 9'8" (4.45 x 2.96)



Double glazed window to the front elevation, built in white wooden wardrobes, central heating radiator and an internal door which leads into;

## ENSUITE

7'8" x 4'6" (2.35 x 1.38)



Obscure double glazed window to the front elevation and a white suite which includes; close coupled w/c, floating half-pedestal hand basin with chrome taps over, walk in shower with mains shower above and a glass shower screen, fully tiled floor to ceiling and an electric shaving point.

## BEDROOM TWO

10'8" x 8'7" (3.26 x 2.62)



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

## BEDROOM FOUR

10'4" x 7'8" (3.17 x 2.36)



Double glazed window to the front elevation and a central heating radiator.

## BEDROOM THREE

9'11" x 9'1" (3.03 x 2.79)



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

## FAMILY BATHROOM

6'9" x 6'3" (2.06 x 1.91)



Obscure double glazed window to the rear elevation and a white suite which includes; close coupled w/c, panel bath with mains shower above and a glass shower screen, floating pedestal hand basin with chrome taps over, LED spotlights, chrome towel radiator and includes fully tiled floor to ceiling.



## EXTERIOR

### FRONT



To the front of the property there is a tarmac driveway with space for a couple of vehicles, paved pathway leading down the left hand side to the rear garden, hedging surrounding the right hand side and the rest is mainly lawn.



### GARAGE

The garage is integral and is accessed via a sage-green up and over door at the front of the property and it includes; power, lighting and is a fantastic space for storage.

## REAR



Accessed via the pathway from the front of the home or through the double doors in the kitchen/dining room where you will step out onto; grey decked area with space for seating, space for an outdoor shed, space/electrics for a hot tub, wooden raised planter filled with mature shrubs, veggie patch to the bottom, border filled with mature bushes, perimeter fencing to the left hand side, perimeter brick built wall to the right hand side and the rest if the garden is mainly lawn.



## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: D

Please note: The Tenure, Local Authority and 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.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G


Please note: The Utilities, Broadband and Mobile Coverage 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 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

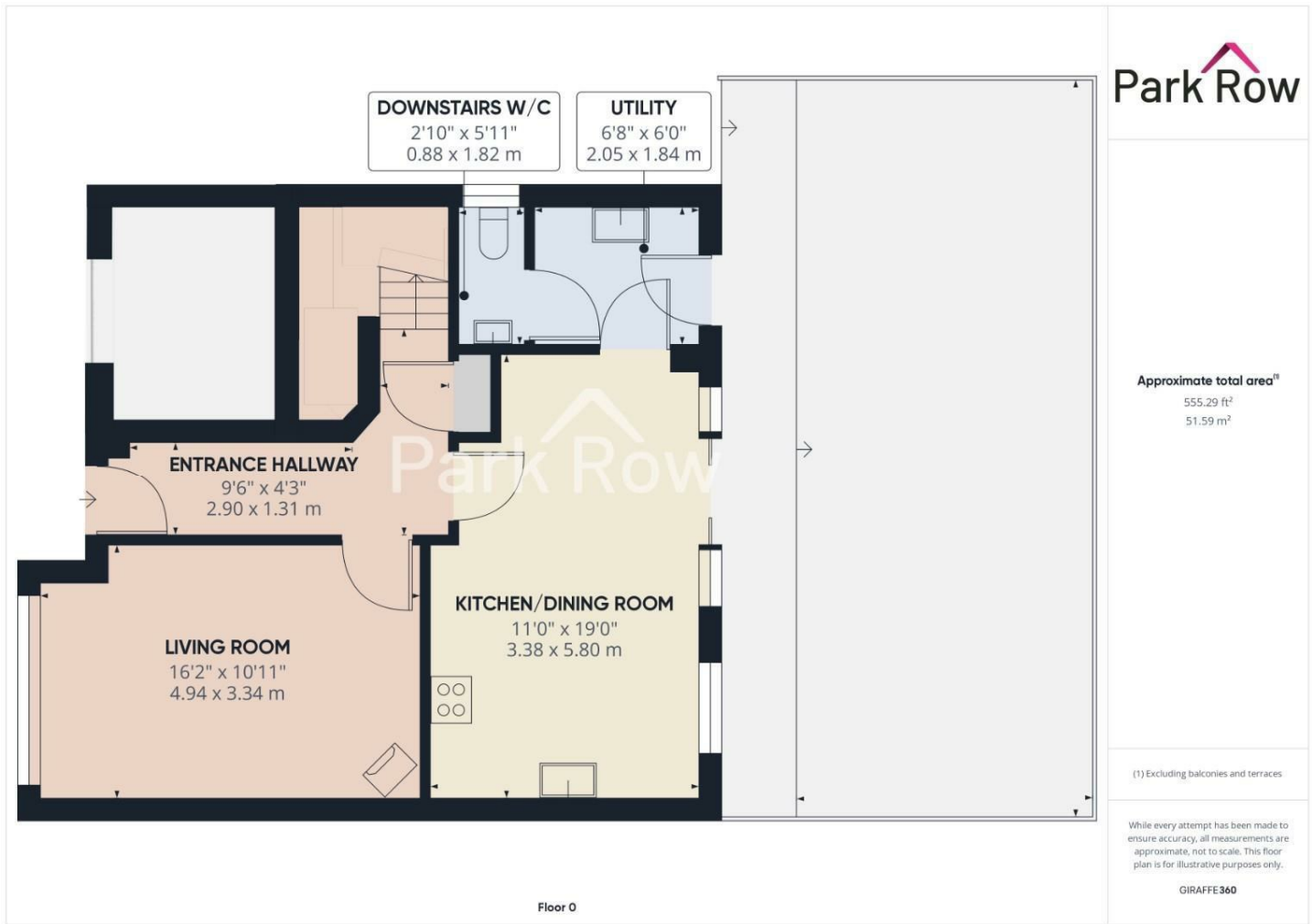
### **VIEWINGS**

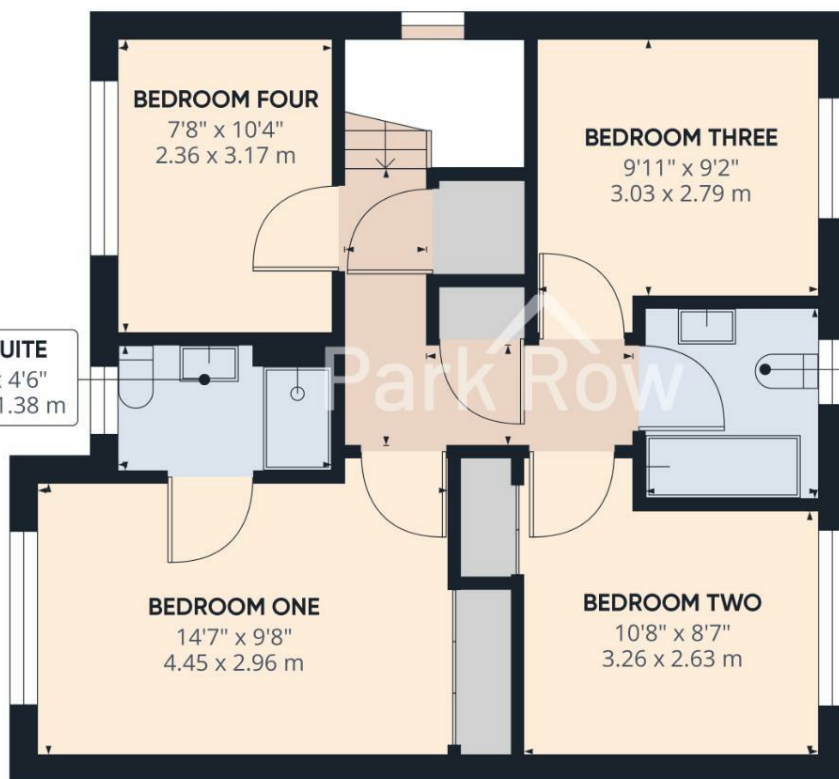
Strictly by appointment with the sole agents.

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.









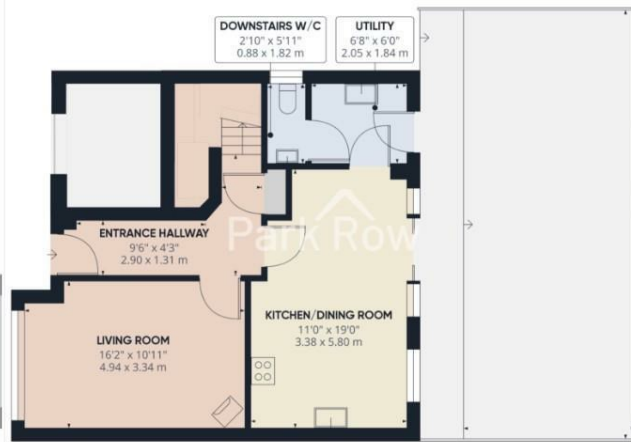
Approximate total area<sup>(1)</sup>  
594.98 ft<sup>2</sup>  
55.28 m<sup>2</sup>

(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.

GIRAFFE 360

Floor 1



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
1150.27 ft<sup>2</sup>  
106.86 m<sup>2</sup>

(1) Excluding balconies and terraces

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