

Park Row



Cherry Tree Court, Sherburn In Elmet, Leeds, LS25 6PZ

Offers In Excess Of £140,000



****IDEAL FOR FIRST TIME BUYERS**GROUND FLOOR APARTMENT**TWO BEDROOMS**OUTDOOR SPACE**PARKING**GREAT FOR INVESTORS**994 YEARS LEFT ON LEASE!!**
Located on the quaint Cherry Tree Court in Sherburn in Elmet, this delightful property boasts 645.83 square feet of convenient, single-level living space. The floor plan includes two bedrooms, a bathroom replete with a modern 3-piece suite, and a generous open-plan kitchen/living area fitted with contemporary fixtures and finishes. Add character to your living space with double doors that open to the outdoor area, blending indoor living with the beauty of the surrounding environment. Further enhancing your quality of life, a range of essential amenities feature in the immediate vicinity. Indulge in your grocery needs at Aldi, just a stone's throw away. The respected Sherburn High School is within striking distance for families. Commuters will appreciate the proximity to the South Milford transit station, bolstering accessibility. Finally, enjoy shopping or a fun day out at the nearby Fields Garden Centre. This property offers a combination of comfort, convenience, and practicality for both families and individuals alike. Truly a hidden gem.

ENERGY PERFORMANCE: EPC Rating C / Council Tax Band B - North Yorkshire 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, 5.30 FRIDAYS, AND 1.00 SATURDAYS.



GROUND FLOOR ACCOMMODATION

ENTRANCE

From the roadside you enter the property via a two panelled obscure glass uPVC entrance door which leads into;

ENTRANCE HALLWAY

9'10" x 9'4" max (3.01 x 2.87 max)

central heating radiator and internal doors which lead into;

BEDROOM ONE

13'5" x 10'5" (4.11 x 3.20)



uPVC double glazed window to the front elevation, central heating radiator and a wooden beam which runs along the centre of the ceiling.



BEDROOM TWO

10'11" x 9'5" (3.33 x 2.89)



uPVC double glazed window to the front elevation, central heating radiator and a beam which runs along the centre of the ceiling.

FAMILY BATHROOM

6'1" x 5'6" (1.86 x 1.70)



White suite comprising; closed coupled w/c, pedestal handbasin with chrome tap over, panel bath with shower attachment and chrome tap over, spotlights to ceiling and a chrome heated towel rail.

KITCHEN/LIVING AREA



two uPVC double glazed windows to the right side elevation and one to the left-hand side elevation, uPVC double glazed double doors to rear elevation, television points, central heating radiator. To the kitchen area there are wall and base units in a cream gloss finish with stainless handles, one and a half stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine, space for fridge/freezer, electric hob with extractor over and built in oven below and fully tiled splashback.



EXTERIOR

FRONT



Access to the entrance door from the main road.

REAR OUTDOOR SPACE



Accessed from the main road via a shared driveway or through the double doors in the kitchen/living room where you will step out onto; tarmac drive with space for a vehicle, paved area with space for seating, perimeter wall to the right hand side and a perimeter wooden fence to the bottom.



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, 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.





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