

# Park Row



## Tortoiseshell Close, Sherburn In Elmet, Leeds, LS25 6GS

Offers In Excess Of £290,000

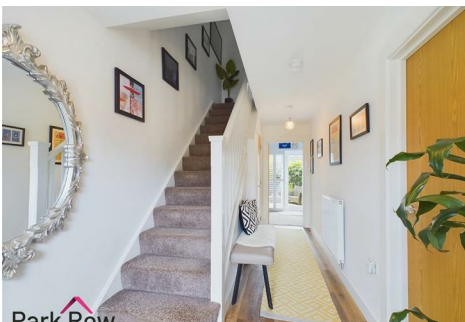


DETACHED HOUSE\*\*THREE BEDROOMS\*\*ENSUITE TO MASTER BEDROOM\*\*ENCLOSED REAR GARDEN\*\*OFF STREET PARKING\*\*

Welcome to this charming property located on Tortoiseshell Close in the picturesque village of Sherburn In Elmet, just a stone's throw away from Leeds. As you step into this detached house, you are greeted by a spacious entrance hallway which leads through to the kitchen/dining room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and make themselves at home. The ensuite attached to the master bedroom adds a touch of luxury and convenience to your daily routine. One of the highlights of this property is the modern kitchen and bathrooms, offering both style and functionality. Whether you're a culinary enthusiast or simply enjoy a relaxing bath, these spaces are sure to impress. Step outside to discover the enclosed rear garden, a private oasis where you can enjoy the fresh air and perhaps indulge in some gardening or outdoor dining. The off-street parking ensures that you never have to worry about finding a space for your vehicle, adding to the convenience of this lovely home. Additionally, the presence of a downstairs W.C. adds to the practicality of the property, making it ideal for modern living. This property is also conveniently situated, just a stone's throw away from Aldi - your friendly neighbourhood grocery store. Also within close proximity is Sherburn High School - ideal for families with children. For travel enthusiasts, this property is a dream come true, located within easy reach of transit stations of Sherburn-in-Elmet and South Milford, ensuring your commutes are a breeze. Rounding off the prime location is the Fields Garden Centre store.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and experience the charm of Tortoiseshell Close for yourself.

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

Enter through a black composite door with a centre glass insert and a courtesy light which leads into;

### ENTRANCE HALLWAY

17'10" x 3'7" (5.45 x 1.11)



Stairs with wooden balustrades and spindles leading to first floor accommodation and doors which lead into;

### DOWNSTAIRS W/C

5'9" x 3'0" (1.77 x 0.93)



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

## KITCHEN

9'9" x 12'9" (2.99 x 3.89)



Double glazed window to front elevation, central heating radiator, wall and base units in a grey gloss finish, roll edge worktops, four ring gas hob with extractor over and stainless steel splash back, built in electric oven below, integrated dishwasher, integrated fridge/freezer, one and half stainless steel drainer sink with chrome tap over, spotlights to ceiling, space for dining table and chairs plus doors which lead into;





plumbing for washing machine, central heating radiator and a double glazed door with an obscure glass insert to side elevation.

**LOUNGE**  
9'1" x 20'0" (2.77 x 6.10)



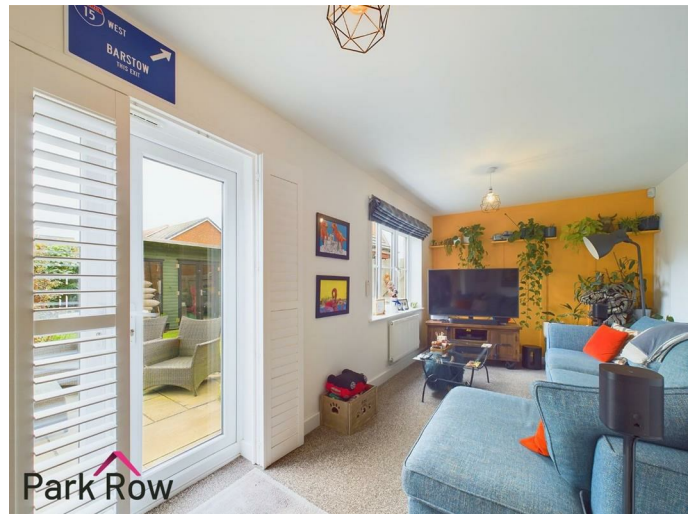
Double glazed window and double glazed double doors to rear elevation, two central heating radiators and an electric point for a television.



**UTILITY**  
6'2" x 6'3" (1.89 x 1.92)



Wall and base units which match the kitchen, space and





## FIRST FLOOR ACCOMMODATION

### LANDING

9'9" x 7'2" (2.99 x 2.20)

Loft access, door leads into storage cupboard and further doors which lead into;

### BEDROOM ONE

12'10" x 8'11" (3.93 x 2.74)



Double glazed window to front elevation, central heating radiator, built in wardrobes with sliding doors, door leads into storage cupboard and further door which leads into;

### ENSUITE

5'4" x 6'5" (1.63 x 1.98)



Obscure double glazed window to side elevation and includes a white suite comprising; shower cubicle with mains shower and glass shower screen, closed coupled w/c, handbasin with chrome tap over, chrome heated towel rail. extractor fan and spotlights to the ceiling, fully tiled around the shower cubicle and half tiled to remaining walls.

### BEDROOM TWO

9'8" x 10'10" (2.97 x 3.31)



Double glazed window to rear elevation, central heating radiator and a door which leads into storage cupboard.

### BEDROOM THREE

7'7" x 10'8" (2.33 x 3.26)



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

### FAMILY BATHROOM

5'6" x 8'10" (1.70 x 2.70)



Obscure double glazed window to the rear elevation and includes white suite comprising panel bath with mains shower over and glass shower screen, closed coupled w/c, handbasin with chrome tap over, spotlights and extractor fan to ceiling, fully tiled around the bath area and half tiled around the washbasin/w.c area.

### EXTERIOR

### FRONT



Tarmacked parking with space for two vehicles, paved area to the right hand side, perimeter hedging to the left, pathway leads to the front entrance door and a tarmacked pathway runs down the righthand side of the property which leads to the rear garden.



## REAR



Accessed via the wooden pedestrian access gate down the right hand side of the property or through the double doors in the lounge where you will step out onto; a paved area with space for seating, the garden is mainly laid to lawn with established borders, perimeter fencing to all three sides, flagged area with space for a shed plus outside lighting.



### 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, 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

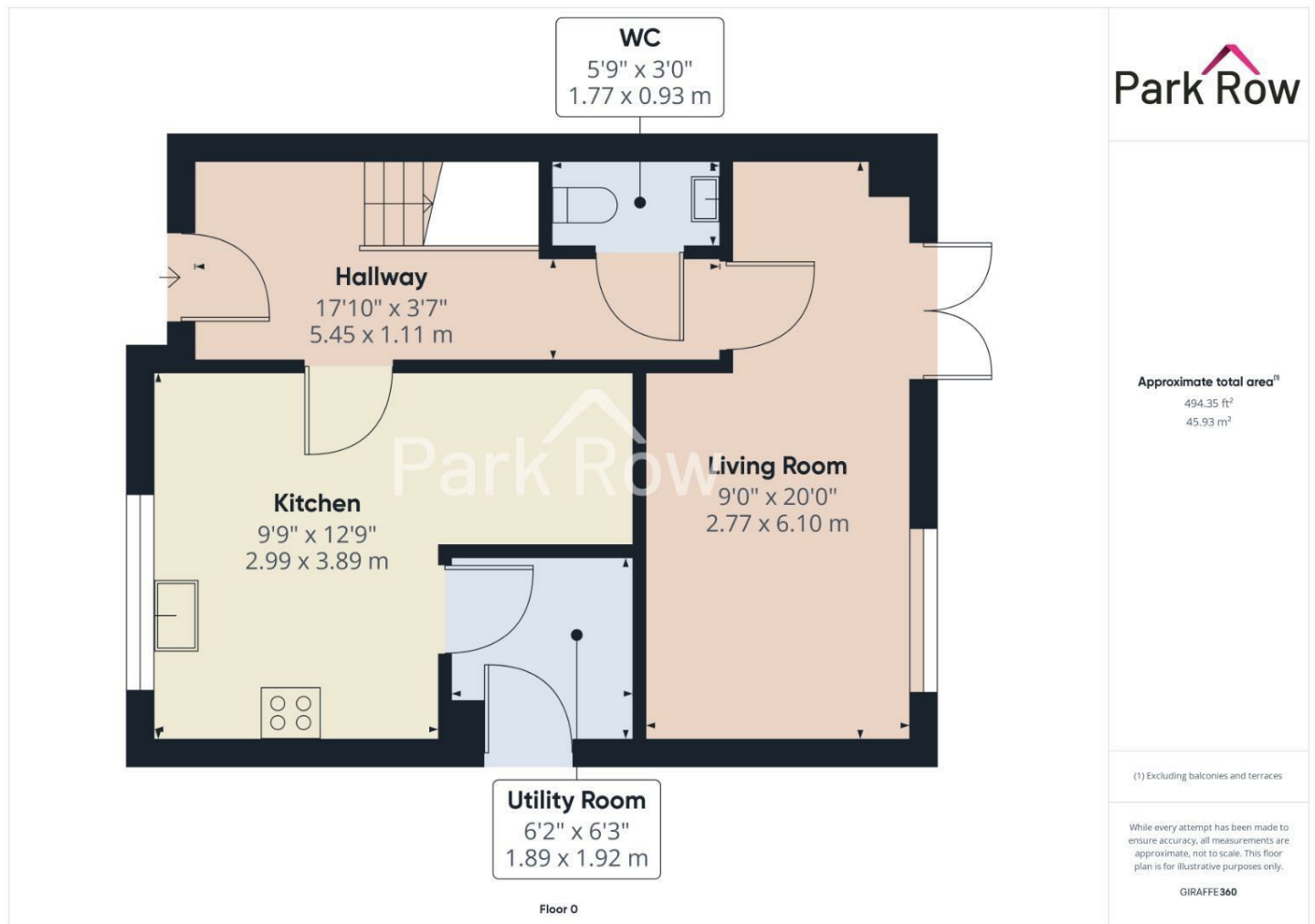
CASTLEFORD - 01977 558480

### **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.







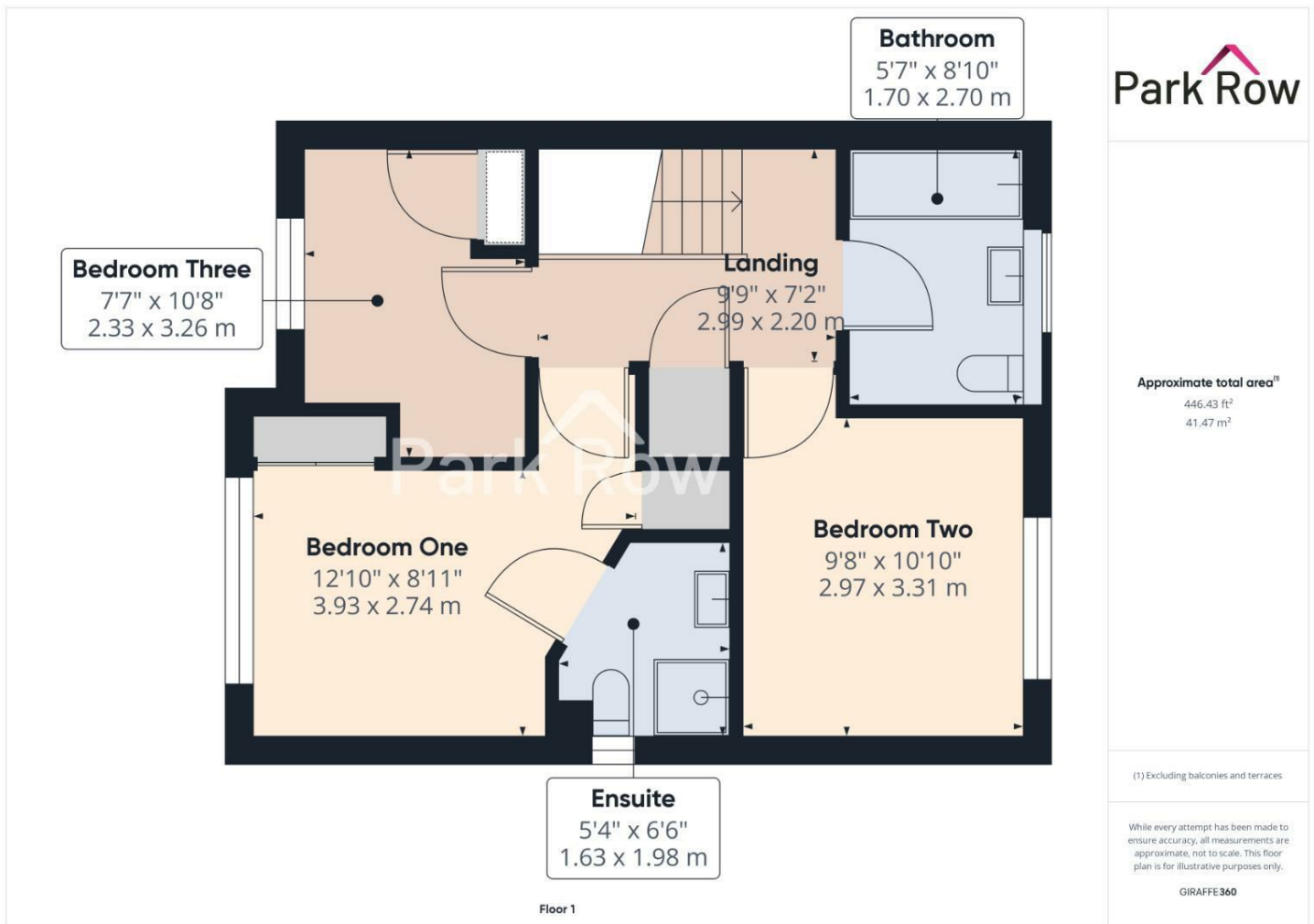


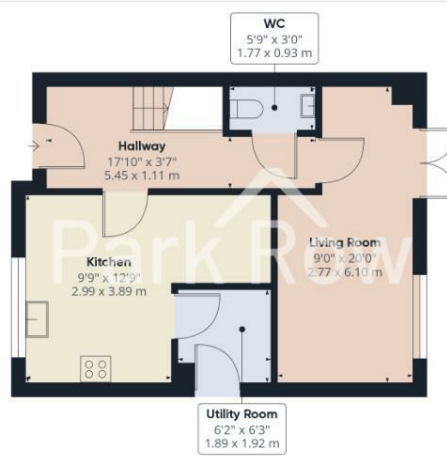
Approximate total area<sup>(1)</sup>  
446.43 ft<sup>2</sup>  
41.47 m<sup>2</sup>

(1) Excluding balconies and terraces

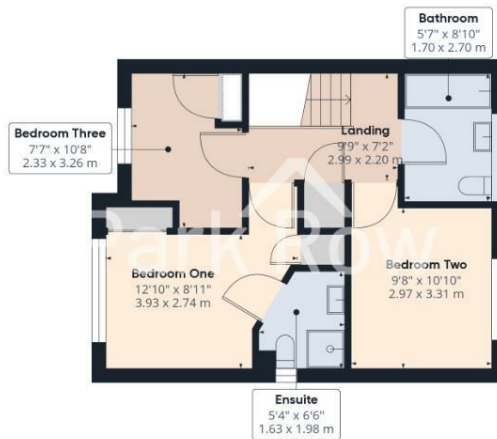
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360





Floor 0



Floor 1

**Park Row**

Approximate total area<sup>(1)</sup>  
940.78 ft<sup>2</sup>  
87.4 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE 360

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