

# Park Row



## Pinfold Garth, Sherburn In Elmet, Leeds, LS25 6LE

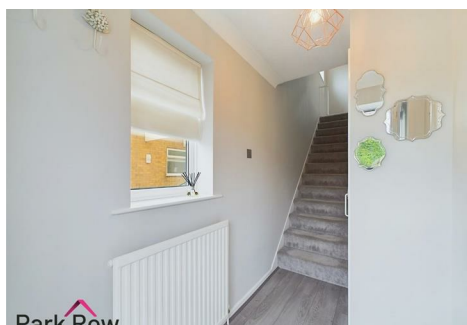
Offers In Excess Of £280,000



DETACHED HOME\*\*THREE BEDROOMS\*\*GARAGE\*\*DRIVEWAY,\*\*GARDENS\*\*IDEAL HOME FOR A GROWING FAMILY!

Welcome to this exquisite property located at Pinfold Garth, Sherburn in Elmet boasting stylish and comfort spread over two floors. Entertain with ease in the living room/dining area graced with a comforting wood burner housed in an open fireplace, setting the stage for cozy nights in. The well-appointed kitchen begs for culinary creativity, fitted with an electric oven, integral fridge/freezer, and dishwasher, along with a four ring gas hob. Quartz worktops lend an air of elegance, with space and plumbing made convenient for a washing machine. A conservatory finishes of this level sporting a fully tiled roof. Venture upstairs to the first floor to find three bedrooms, one endowed with built-in wardrobes featuring sleek sliding doors, offering ample storage. Pamper yourself in a lavish bathroom which includes a walk-in shower and a stylish LED vanity unit affixed to the wall. Enjoy the convenience of having essential amenities in close proximity. Run errands swiftly with the ALDI grocery store, Tesco Express supermarket and Fields Garden Centre store nearby. Facilitate your child's academic journey with the commendable Sherburn High School just a short distance away. The nearby Sherburn-in-Elmet transit station ensures seamless commuting. Come, witness this perfect blend of comfort and convenience in person and make it your next home.

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 grey composite door with two glass panel inserts which leads into;

### ENTRANCE HALLWAY

7'11" x 4'3" (2.43 x 1.30)



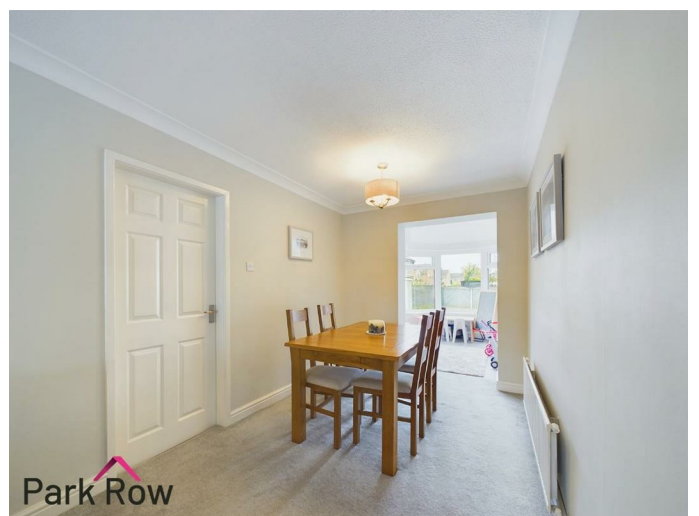
Double glazed window to the side elevation, central heating radiator, cupboard for storage, stairs leading up to first floor accommodation and an internal door which leads into;

### LOUNGE/DINER

26'2" x 7'7" (8.00 x 2.32)



Double glazed bay-style window to the front elevation, open fireplace with wood burner underneath and a tiled hearth, two central heating radiators and an open archway which leads into;



## CONSERVATORY

9'4" x 7'0" (2.87 x 2.15)



Fully tiled roof which creates great temperature control in the summer/winter months, double glazed windows to the rear elevation and a double glazed double door which leads out to the rear garden.

## KITCHEN

14'8" x 6'9" (4.49 x 2.07)



Wall and base units in a grey shaker-style finish, square edge quartz worktop, inset stainless steel sink with chrome taps over, four ring gas hob with electric oven under and extractor fan over, quartz splashback surrounding, integral dishwasher, integral fridge/freezer, space and plumbing for washing machine, cupboard with power which has space for a dryer, spotlights to ceiling, double glazed window to the rear elevation and a uPVC door which leads out to the rear garden.

## FIRST FLOOR ACCOMMODATION

## LANDING

9'6" x 5'10" (2.90 x 1.78)

Double glazed window to the side elevation, loft access, cupboard which houses the boiler and internal doors which lead into;

## BEDROOM ONE

12'7" x 8'11" (3.84 x 2.73)



Double glazed window to the front elevation, central heating radiator and a built in wardrobe with sliding doors in a grey shaker-style finish and with a mirror finish.

## BEDROOM TWO

9'6" x 8'10" (2.91 x 2.70)



Double glazed window to the rear elevation, central heating radiator and wooden panelling surrounding.

### BEDROOM THREE

7'9" x 5'10" (2.38 x 1.79)



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

### FAMILY BATHROOM

6'6" x 5'1" (1.99 x 1.56)



White suite comprising: close coupled w/c, floating hand basin with waterfall chrome tap over, panel bath with mains shower above and a glass shower screen, fully tiled floor to ceiling, LED vanity unit to the wall, spotlights to ceiling, chrome heated towel rail and a uPVC obscure double glazed window to the rear elevation.

### EXTERIOR

#### FRONT

To the front of the property there is a spacious newly-fitted block paved driveway with space for multiple vehicles which has been extended from what it previously was, paved pedestrian pathway leading to the entrance and down the left hand side of the property, access to the garage, decorative stone area to the front, perimeter wooden fence to the right hand side and the rest is mainly lawn.

### GARAGE

Accessed via a white up and over door and includes; power, lighting and a window to allow in light.

### REAR



Can be accessed through the wooden gate next to the garage and through the double glazed double doors in the conservatory where you will step out onto; a paved area with space for seating, mature shrubs to the right hand side, wooden door giving access to the garage, decking which has space for further seating, perimeter wooden fencing to all three sides and the rest is mainly lawn.





### 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.

### 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.

### TENURE AND COUNCIL TAX

Tenure: Freehold  
Local Authority: North Yorkshire Council  
Tax Banding: C

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.

### 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.

### MAKING AN OFFER

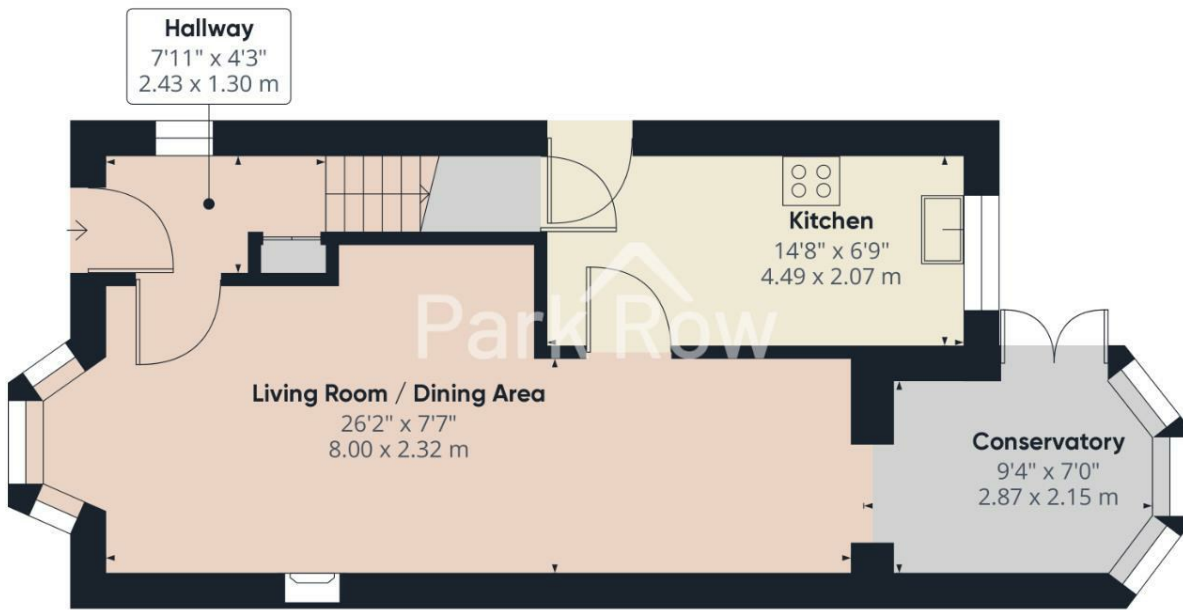
In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and 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.

### 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



Approximate total area<sup>(1)</sup>  
498.39 ft<sup>2</sup>  
46.3 m<sup>2</sup>

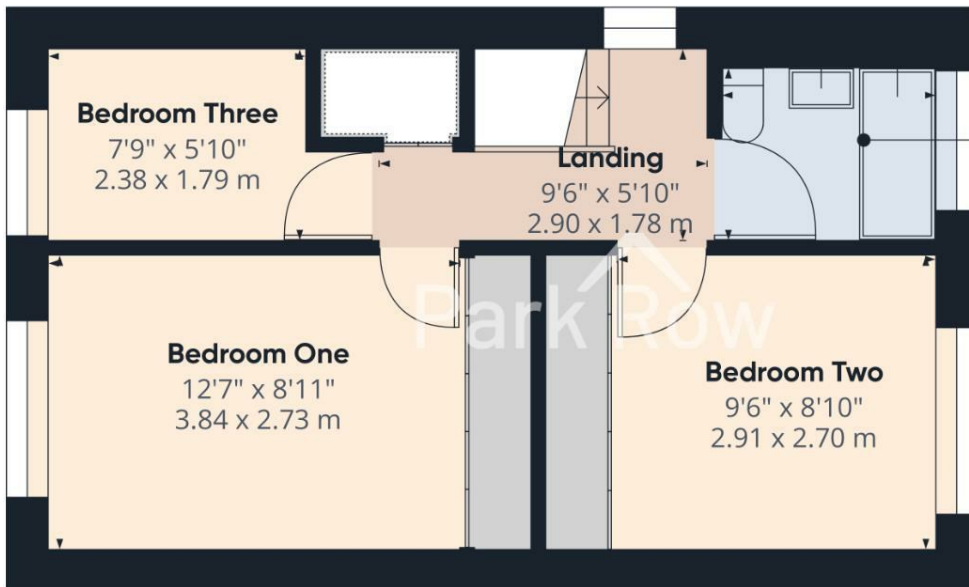
(1) Excluding balconies and terraces

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





**Park Row**

Approximate total area<sup>n</sup>  
361.35 ft<sup>2</sup>  
33.57 m<sup>2</sup>

(1) Excluding balconies and terraces

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GIRAFFE360

Floor 1

T 01977 681122  
W www.parkrow.co.uk

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA  
sherburn@parkrow.co.uk

