

Park Row



Pinfold Avenue, Sherburn In Elmet, Leeds, LS25 6LA

Offers In Excess Of £210,000



SEMI-DETACHED BUNGALOWTWO BEDROOMS**NEWLY FITTED SHOWER ROOM**NEWLY FITTED CARPETS THROUGHOUT**PARKING**NO UPWARD CHAIN****
Welcome to this charming bungalow located on Pinfold Avenue in the picturesque village of Sherburn In Elmet, Leeds. This delightful property boasts a cosy reception room, two lovely bedrooms, and a newly fitted shower room - perfect for modern living.

Step inside to discover the newly fitted carpets that add a touch of luxury to the space. The property also offers convenient parking, ensuring you never have to worry about finding a spot after a long day out.

With no upward chain, this bungalow presents a fantastic opportunity for those looking to settle in a peaceful and friendly neighbourhood. Don't miss out on the chance to make this lovely semi-detached bungalow your new home sweet home in the heart of Sherburn in Elmet

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING 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 double glazed entrance door with two glass panel inserts and a half glazed panel to the side which leads into;

ENTRANCE HALLWAY

2'10" x 6'0" (0.88 x 1.84)

Door leads to storage cupboard, central heating radiator and doors which lead into;

KITCHEN

8'9" x 8'0" (2.67 x 2.44)



Double glazed door with a glass panel insert and a double glazed window to the side elevation, central heating radiator, wall and base units in a cream finish with roll edge laminate worktop and tiled splashbacks, stainless steel drainer sink with chrome tap over, space and plumbing for washing machine, space for under counter fridge, space for free standing cooker and spotlights to ceiling.



LOUNGE

17'0" x 9'7" (5.19 x 2.94)



Double glazed window to front elevation, central heating radiator, newly fitted gas fire set within a black hearth and wooden surround plus a newly fitted carpet!

INNER HALLWAY

5'10" x 2'7" (1.79 x 0.79)

Central heating radiator, door to storage cupboard and doors leading off;

BEDROOM ONE

11'11" x 9'8" (3.64 x 2.96)



Double glazed window to rear elevation, central heating radiator and a newly fitted carpet.

BEDROOM TWO

8'9" x 7'11" (2.67 x 2.42)



Double glazed window to rear elevation, central heating radiator plus a newly fitted carpet.

SHOWER ROOM

7'11" x 4'11" (2.43 x 1.52)



Obscure glass double glazed window to side elevation and includes a newly fitted suite which comprises; walk in shower with mains shower above and glass shower screen, white closed coupled w/c, white square handbasin with chrome tap over set within a vanity unit with storage beneath, fully tiled floor to ceiling and spotlights to ceiling.

EXTERIOR

FRONT



The front of the property is a paved driveway for parking, double wooden vehicular gates lead to the rear, pedestrian gate leads to the front garden and entrance door, the rest of the garden is mainly laid to lawn with perimeter wooden fencing to all sides,



REAR



Accessed via the double wooden vehicular gates at the front or from the door in the kitchen where you will step out into; a paved area which could be used as an additional parking space or for a seating area, the rest of the garden is mainly laid to lawn with wooden perimeter fencing to all sides, paved area with space for a garden shed and has outdoor lighting.

TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: B

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

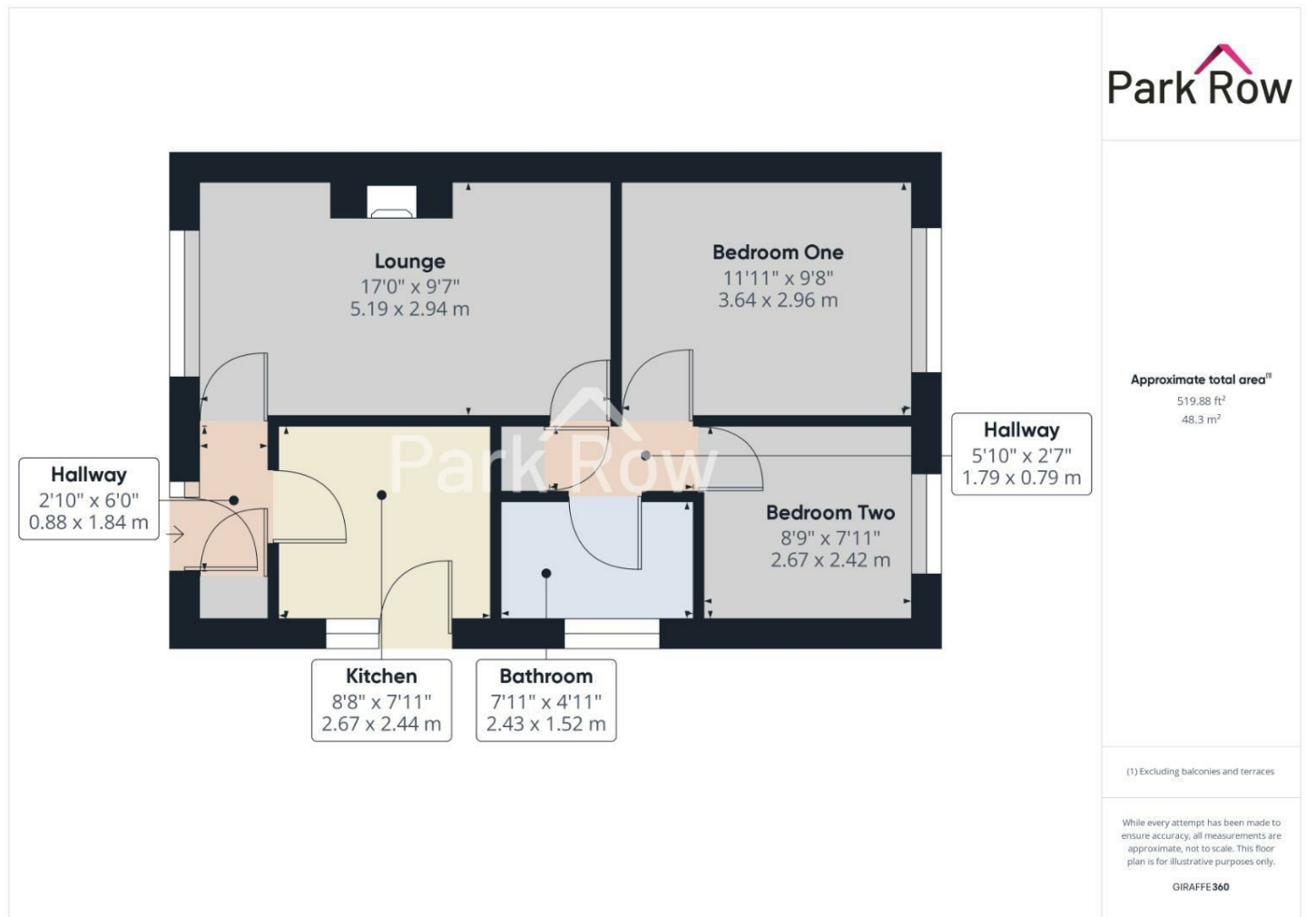
CASTLEFORD - 01977 558480

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.





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