Park Row

The proactive estate agent

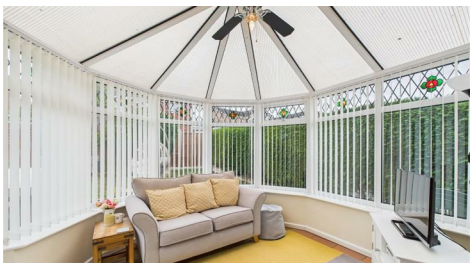
Tomlinson Way, Sherburn In Elmet, Leeds, LS25 6EQ

Offers In Excess Of £300,000

3 1 2 D

DETACHEDTHREE BEDROOMS**CONSERVATORY**GARAGE**OFF STREET PARKING**ENCLOSED REAR GARDEN**PERFECT HOME FOR FAMILIES**FULLY FUNCTIONING BURGLAR ALARM SYSTEM FITTED IN 2021**

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



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INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, Leeds, this delightful detached house on Tomlinson Way offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts an inviting reception room and kitchen/dinner providing ample room for relaxation and entertaining guests.

A standout feature of this home is the lovely conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons.
The property also includes a garage and off-street parking for a couple of vehicles, ensuring convenience for residents and visitors alike.

This residence is perfectly situated in a friendly community. With its excellent amenities and transport links, Sherburn In Elmet is a wonderful place to live. This property is a fantastic opportunity for anyone looking to settle in a peaceful yet accessible location. Don't miss the chance to make this charming house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

6'6" x 3'8" (1.99 x 1.13)

Enter through a grey uPVC door with two double glazed glass panels within which leads into;

ENTRANCE HALLWAY

6'6" x 3'8" (1.99 x 1.13)

A bright entrance hallway with a double glazed window to the side elevation, a door which leads into the garage and a further door which leads into;

LIVING ROOM

13'5" x 11'10" (4.09 x 3.61)

Double glazed window to the front elevation, a gas fire set within a white surround and hearth fireplace, central heating radiator, staircase, access to understairs storage and a double open doorway which leads into;

KITCHEN/DINING ROOM
8'5" x 20'6" (2.59 x 6.27)

Double glazed window to the rear elevation, wood effect shaker-style wall and base units surrounding, laminate worktops, tiled splashback, tiled flooring, four ring electric hob, built in double oven, built in under-counter fridge, space and plumbing for a washing machine, one and a half drainer stainless steel sink with chrome taps over, central heating radiator, an external uPVC stable door which leads out to the rear and an internal uPVC sliding door leads down to:

CONSERVATORY
9'9" x 10'1" (2.98 x 3.08)

A dwarf wall surrounding with uPVC double glazed windows above, polycarbonate pitched roof and glazed doors which lead out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
9'1" x 3'0" (2.79 x 0.92)

Loft access and internal doors which lead into;

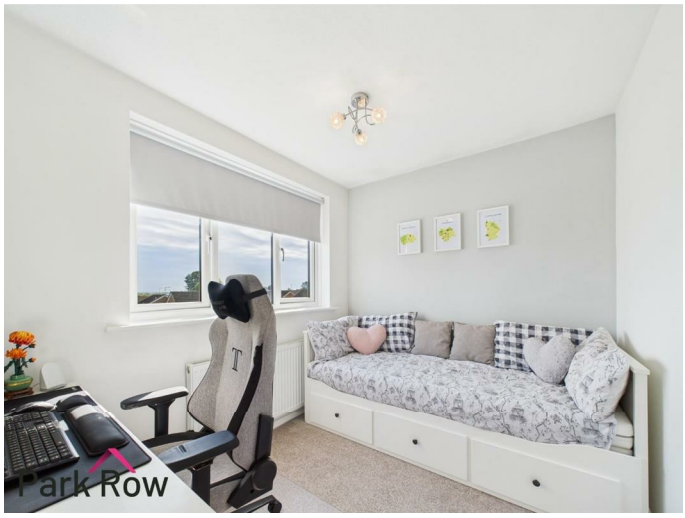
BEDROOM ONE
11'5" x 10'8" (3.48 x 3.27)

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

BEDROOM TWO
10'9" x 10'7" (3.28 x 3.23)

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

BEDROOM THREE
7'4" x 9'9" (2.25 x 2.98)



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

FAMILY BATHROOM
5'6" x 9'7" (1.69 x 2.94)

Obscure double glazed window to the rear elevation and has a white suite comprising: panel p-shaped shower bath with chrome tap over and mains shower, close coupled w/c, pedestal handbasin with chrome taps over, heated towel rail, spotlights to the ceiling and is fully tiled to all walls and floor.

EXTERIOR

FRONT
To the front of the property there is a block paved driveway with space for parking, steps within the driveway leading up to the property, a paved pathway which leads to the rear garden, access into the property, borders filled with mature bushes and the rest is mainly lawn.

REAR

Accessed down the side of the property via the wooden pedestrian gate or through the door in the sunroom where you will step out onto: a paved patio with space for seating, a paved footpath, decorative gravel borders surrounding the perimeter of the property, a shed with space for storage and power plus lighting, the rest of the garden is laid to lawn with some planted borders containing established shrubs.

GARAGE

17'5" x 8'10" (5.33 x 2.70)

A double glazed window to the side elevation and it is a great space for storage.

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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 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.

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 & Fri - 9.00am to 8.00pm
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

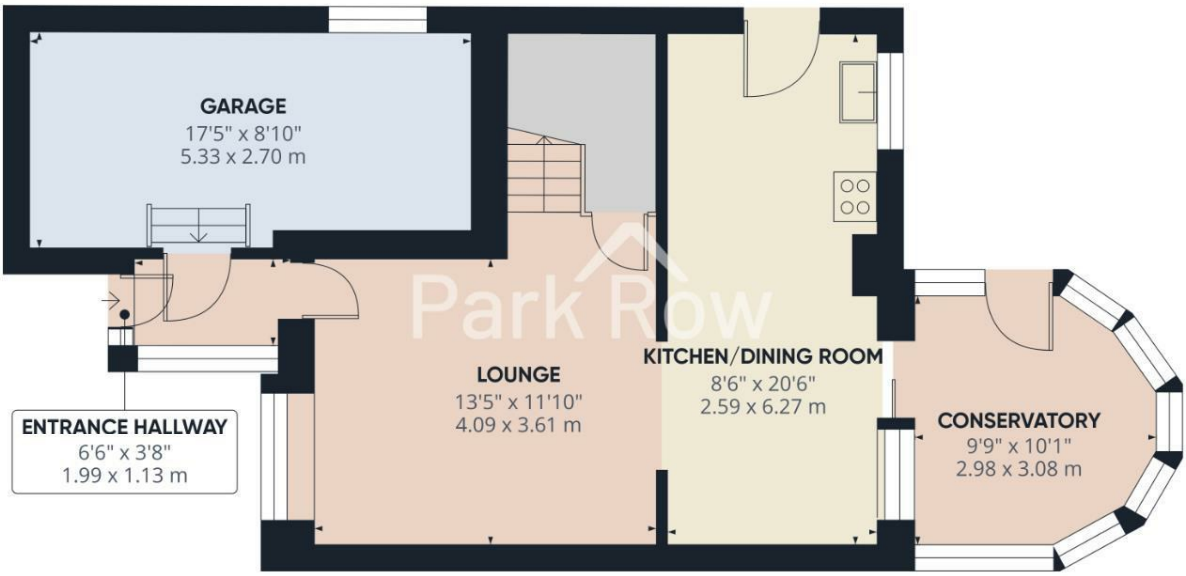
TENURE AND COUNCIL TAX

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.

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.



Floor 0

Park Row

Approximate total area(1)

659 ft²

61.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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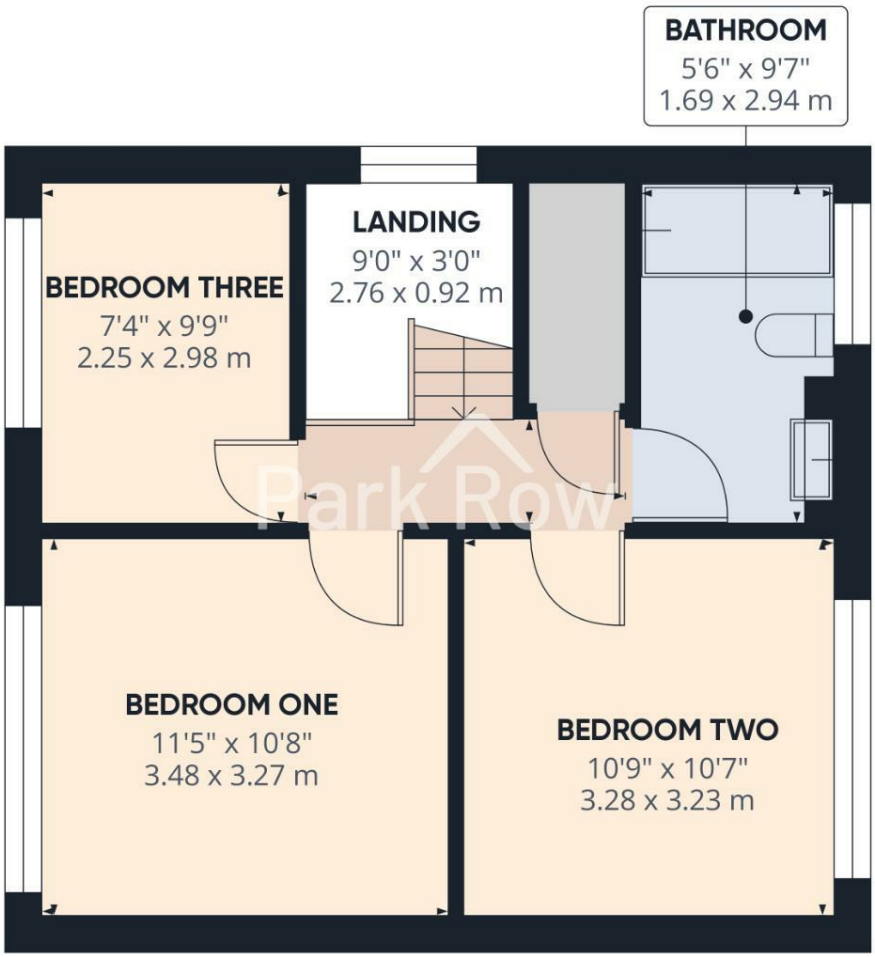

Floor 1

Park Row

Approximate total area(1)

413 ft²

38.4 m²

(1) Excluding balconies and terraces

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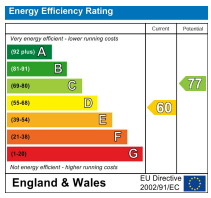

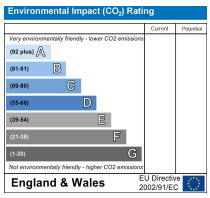

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