Park Row

The proactive estate agent



Chalkhill Drive, Sherburn In Elmet, Leeds, LS25 6RF

£220,000

2 1 1 B

** SEMI DETACHED ** TWO BEDROOMS ** OFF STREET PARKING** ENCLOSED REAR GARDEN ** DOWNSTAIRS W/C ** BEAUTIFULLY PRESENTED ** OPEN PLAN KITCHEN/LIVING/DINING AREA ** PERFECT FOR FIRST TIME BUYERS ** EPC B **

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 FRIDAYS and until 1PM SATURDAYS!







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INTRODUCTION

Nestled in the charming area of Sherburn In Elmet, Leeds, this beautifully presented semi-detached house on Chalkhill Drive is an ideal opportunity for first-time buyers. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room flows seamlessly into an open-plan kitchen, living, and dining area, creating a perfect environment for entertaining family and friends.

The modern design is complemented by a convenient downstairs W/C, enhancing the practicality of the home. The property also features a driveway, ensuring off-street parking for your convenience. Step outside to discover an enclosed rear garden, a delightful space for outdoor activities or simply enjoying the fresh air.

With an Energy Performance Certificate rating of B, this home is not only stylish but also energy-efficient, making it a wise choice for those looking to reduce their environmental impact. This property truly encapsulates the essence of comfortable living in a friendly community, making it a must-see for anyone seeking a new home in this desirable location.

GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a black composite door with an obscure double glazed glass panel within, which leads into;

ENTRANCE HALL

5'8" x 5'4" (1.74 x 1.63)



A central heating radiator, a staircase which leads to the first floor accommodation and an internal door which leads into;

KITCHEN/ DINING / LIVING AREA

25'4" x 12'0" (7.73 x 3.67)



A double glazed window to the front elevation, white wall and base units with chrome handles, a wood effect roll edge laminate worktop, stainless steel drainer sink with chrome mixer tap over, built in oven, four ring electric hob with a built in extractor fan over and stainless steel splashback, space and plumbing for a washing machine, space for a freestanding fridge/freezer and an integrated dishwasher, a breakfast bar with space for seating, two central heating radiators, double glazed double doors which lead out to the rear garden and an internal door which leads into;




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WC
6'4" x 3'1" (1.94 x 0.96)



A white suite comprising a close-coupled WC and a half-pedestal hand basin with a chrome mixer tap over, a tiled splashback and a central heating radiator.

FIRST FLOOR ACCOMODATION

LANDING
6'8" x 3'1" (2.05 x 0.96)

Loft access, a central heating radiator and internal doors which lead into;

BEDROOM ONE
10'2" x 12'0" (3.11 x 3.68)



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



BEDROOM TWO



Two double glazed windows to the rear elevation and a central heating radiator.



BATHROOM
6'9" x 5'6" (2.06 x 1.68)



A double glazed obscure window to the side elevation, a white suite comprising of; a close coupled WC, a pedestal hand basin with a chrome mixer tap over, a panel bath with a chrome shower mixer tap over, a glass shower screen, fully tiled walls and a matt grey heated towel rail.

EXTERIOR

FRONT



Paved pathway leads across the front and to the side of the property leading to a pedestrian side gate, a tarmac driveway providing off street parking for one vehicle, a lawned garden area to the side and a border with established plants and shrubs. Solar panels to the front roof elevation.



REAR



Accessed via the pedestrian gate at the side of the property or via the double patio doors where you will step out on to a paved area with space for seating, a pebble border surrounds the perimeter wooden fencing and the rest is mainly laid to lawn.



AERIAL PHOTO



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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

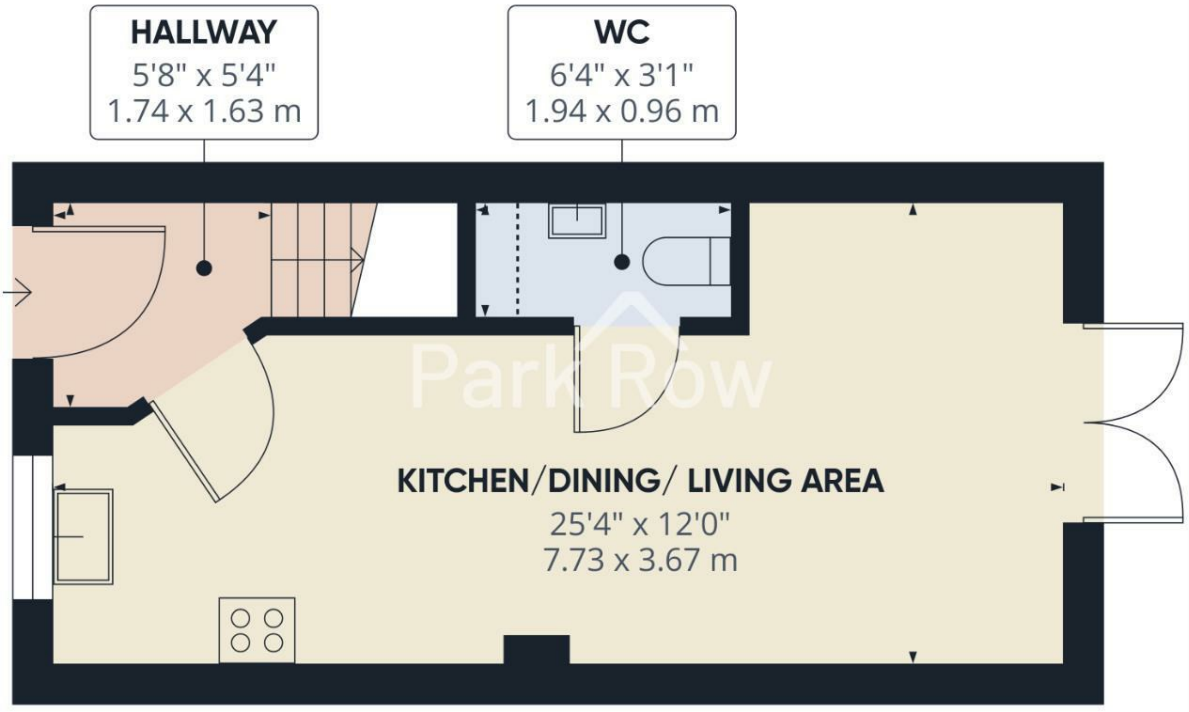
Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

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.

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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Floor 0

Park Row

Approximate total area[1]

300 ft²

27.9 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

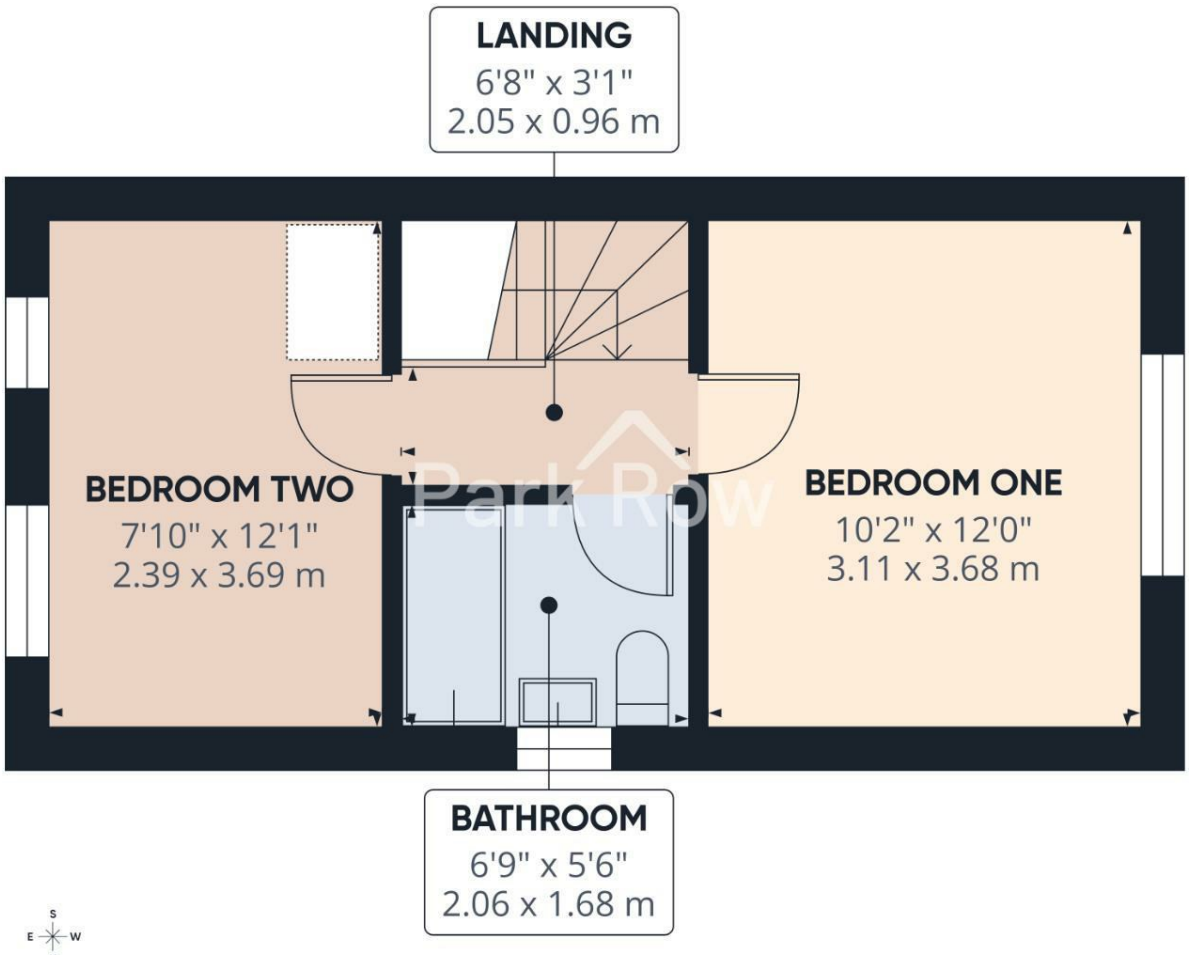
Reduced headroom

..... Below 5 ft/1.5 m

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

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Floor 1

Park Row

Approximate total area(1)

270 ft²

25 m²

(1) Excluding balconies and terraces

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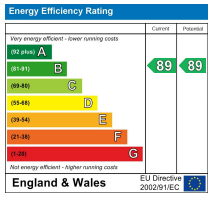
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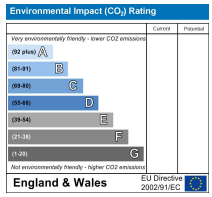












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