Park Row

The proactive estate agent

Bartlett Grove, Sherburn In Elmet, Leeds, LS25 6FT

Offers In Excess Of £525,000

4 3 2 A

DETACHED FAMILY HOMEFOUR BEDROOMS**DOUBLE GARAGE**OFF STREET PARKING**ENCLOSED REAR GARDEN**TWO EN-SUITES**HOUSE BATHROOM** DOWNSTAIRS W/C**UTILITY ROOM**OPEN PLAN KITCHEN/DINING/LIVING ROOM**SOLAR PANELS**EV-CAR CHARGER**PERFECT HOME FOR FAMILIES**

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!

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Nestled in the desirable Redrow estate on Bartlett Grove, Sherburn In Elmet, this stunning detached family home offers an impressive 1,943 square feet of living space. With four well-proportioned bedrooms, including two en-suites, this property is perfect for families seeking both comfort and style.

The heart of the home is undoubtedly the open-plan kitchen, dining, and living area, which features bi-fold doors that seamlessly connect the indoor space to the spacious enclosed rear garden. This design not only enhances the natural light but also creates a wonderful flow for gatherings and family activities.

The property boasts three modern bathrooms, plus a convenient downstairs w/c, ensuring that the needs of a busy family are well catered for. The beautifully presented interiors are complemented by a double garage and off-street parking for up to three vehicles, making this home as practical as it is attractive.

The enclosed rear garden offers a private sanctuary, perfect for children to play or for hosting summer barbecues. This home is not just a place to live; it is a lifestyle choice, situated in a community that is both welcoming and vibrant.

In summary, this detached four-bedroom house on Bartlett Grove is a rare find, combining modern living with spaciousness and elegance. It is an ideal choice for those looking to settle in a family-friendly area while enjoying the comforts of a contemporary home.

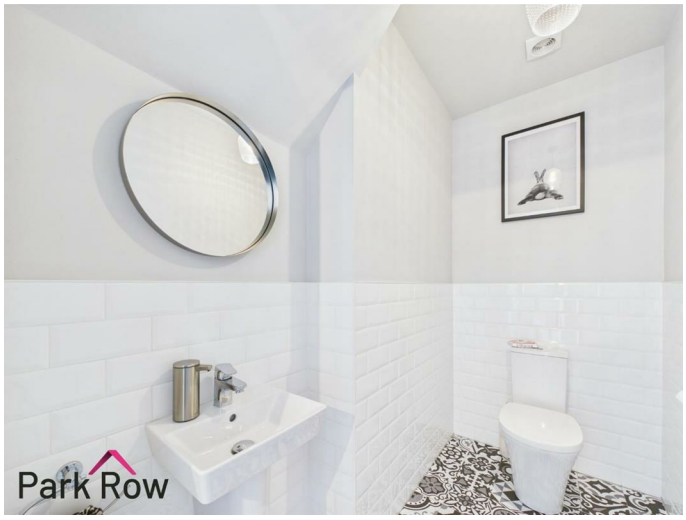
GROUND FLOOR ACCOMMODATION

ENTRANCE

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

W/C

3'8" x 7'6" (1.14 x 2.29)



Includes; a central heating radiator, wall-hung hand basin with a chrome taps over, a close-coupled w/c and half tiled walls.

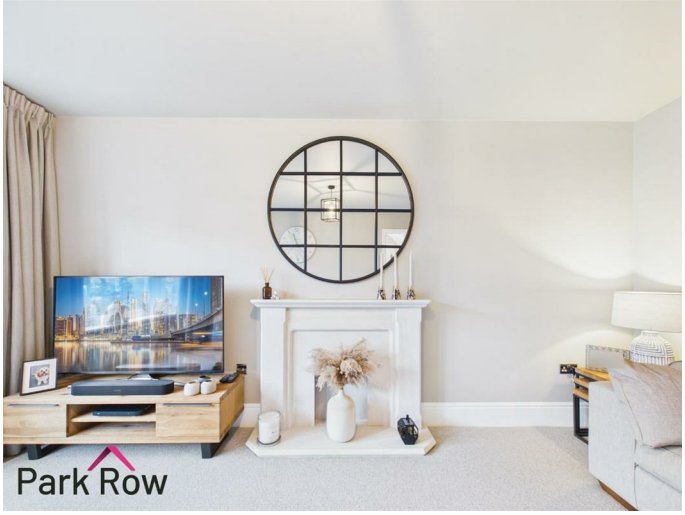
HALLWAY

13'5" x 9'5" (4.09 x 2.88)

Two obscure double glazed window to the front elevation, a central heating radiator, stairs which lead up to the first floor accommodation and internal doors which lead into;

LOUNGE
17'5" x 11'10" (5.31 x 3.62)

A double glazed bay window to the front elevation, a central heating radiator and a white marble fireplace.



KITCHEN/DINING/LIVING ROOM
13'2" x 36'3" (4.03 x 11.05)

Two double glazed windows to the rear elevation, grey shaker style base and wall units, granite worktop, stainless steel double inset sinks with a chrome taps over, induction hob with a built-in extractor fan over and marble splashback behind, integrated double oven, integrated fridge/freezer, integral dishwasher, island with a breakfast bar and space for seating, a door which leads into a cupboard with space for storage, double glazed aluminium bi-fold doors which lead out to the rear garden, two central heating radiators and an internal door which leads into;

UTILITY ROOM
5'10" x 6'2" (1.80 x 1.89)

Grey shaker style base and wall units, granite worktop, stainless steel inset sink with a chrome taps over, space and plumbing for a free standing washing machine, space for a free standing dryer, a central heating radiator and a composite door with an obscure double glazed glass panel within which leads out to the rear garden.

FIRST FLOOR ACCOMMODATION

LANDING
6'0" x 15'4" (1.84 x 4.69)

Double glazed windows to the front elevation, a central heating radiator, loft hatch access, a door which leads into a storage cupboard and further internal doors which lead into;

BEDROOM ONE
14'10" x 11'10" (4.53 x 3.63)

A double glazed bay window to the front elevation, built-in wardrobes with wooden doors, a central heating radiator and an internal door which leads into;

EN-SUITE
8'6" x 6'5" (2.61 x 1.98)

An obscure double glazed window to the side elevation, wall-hung hand basin with chrome taps over, close-coupled w/c, chrome towel radiator and a fully tiled walk in mains shower with a glass shower screen.

BEDROOM TWO
11'11" x 10'2" (3.65 x 3.11)

A double glazed window to the rear elevation, built-in wardrobes with wooden doors, a central heating radiator and an internal door which leads into;

EN-SUITE
5'0" x 7'5" (1.54 x 2.28)

An obscure double glazed window to the rear elevation and includes; a wall-hung hand wash basin with a chrome tap over, close-coupled w/c, a fully tiled rectangular mains shower with a glass shower screen, a chrome towel radiator and half tiled walls.

BEDROOM THREE
11'7" x 9'10" (3.54 x 3.01)

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

BEDROOM FOUR
12'2" x 8'6" (3.71 x 2.61)

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

BATHROOM
7'9" x 8'3" (2.37 x 2.52)

An obscure double glazed window to the front elevation and includes; wall-hung hand wash basin with a chrome tap over, close-coupled w/c, chrome towel radiator and a bath with a fully tiled mains shower over and a glass shower screen.

EXTERIOR

FRONT

To the front of the property there is a tarmac driveway with space for parking, access into the garage, a paved pathway which leads to the entrance door, a further paved pathway which leads down the side of the property to the rear garden via a wooden pedestrian gate, perimeter hedges to the left hand side, an area filled with bark ad mature bushes, outdoor lighting and the rest is mainly lawn.

REAR

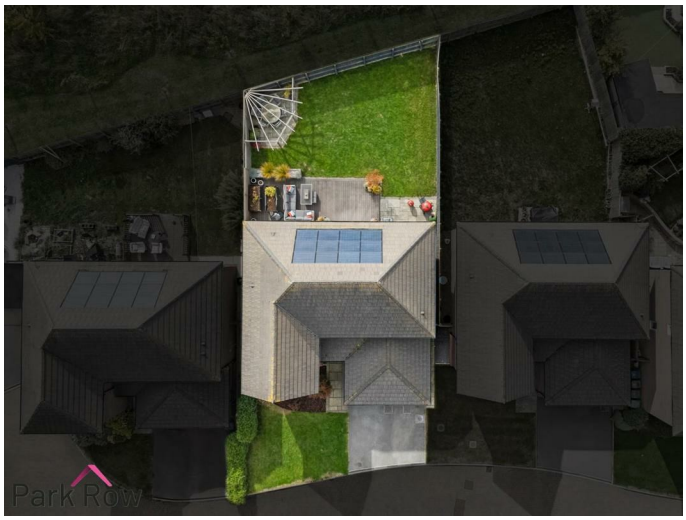
Accessed via the bi-fold doors in the kitchen/dining/living, the door in the utility room and the gate at the side of the property where you will step out onto; a composite decked area with space for seating, a paved patio area, wooden raised planter filled with plants, a further paved patio area with a wooden pergola over and space for seating, perimeter wooden fencing to all three sides and the rest is mainly lawn.

GARAGE

17'4" x 16'6" (5.30 x 5.05)

Accessed via the sage green up and over door from the driveway and includes; space for storage, power and lighting.

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

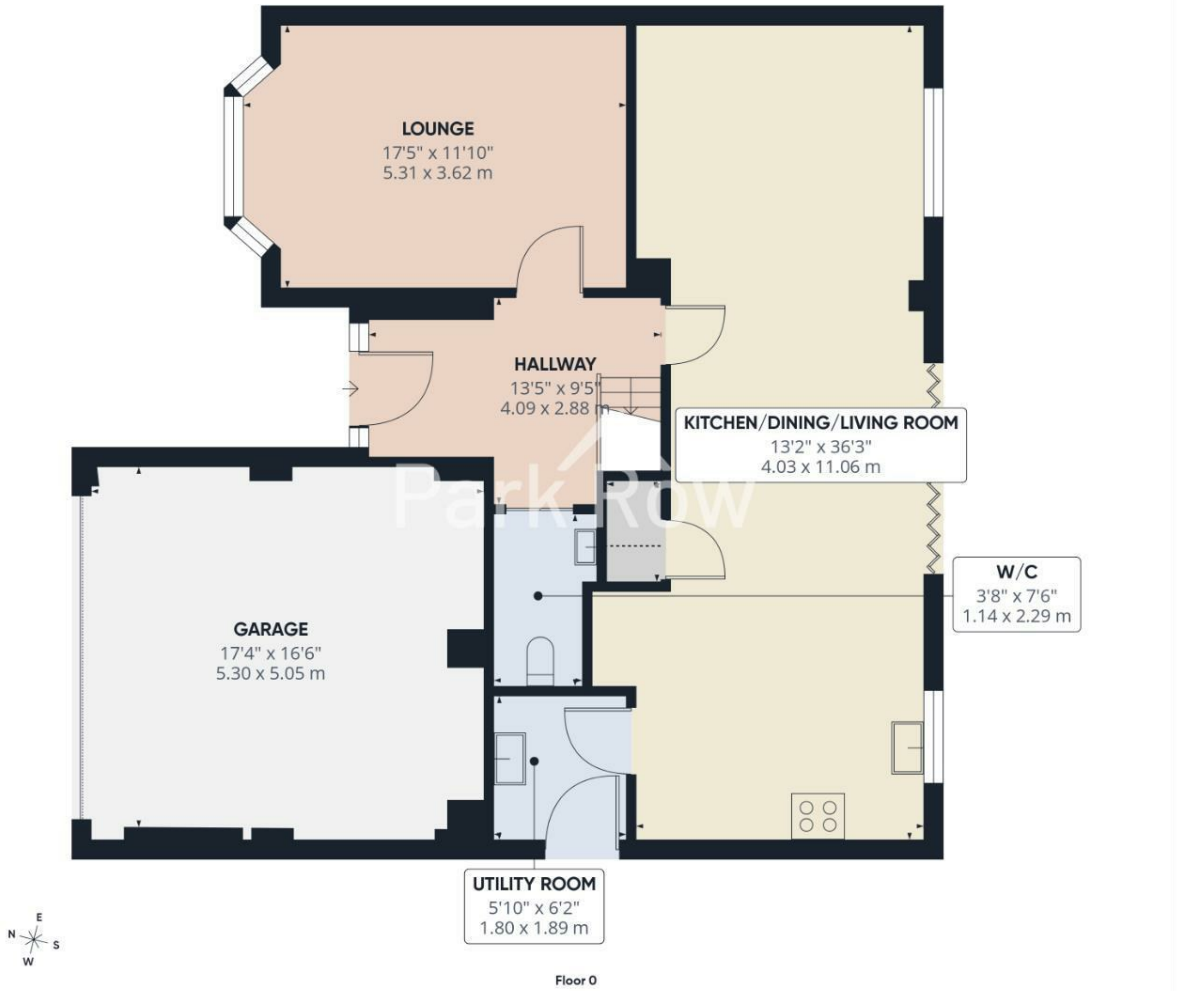
TENURE AND COUNCIL TAX

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

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.



Park Row

Approximate total area(1)

1151 ft²

107 m²

Reduced headroom

7 ft²

0.7 m²

(1) Excluding balconies and terraces

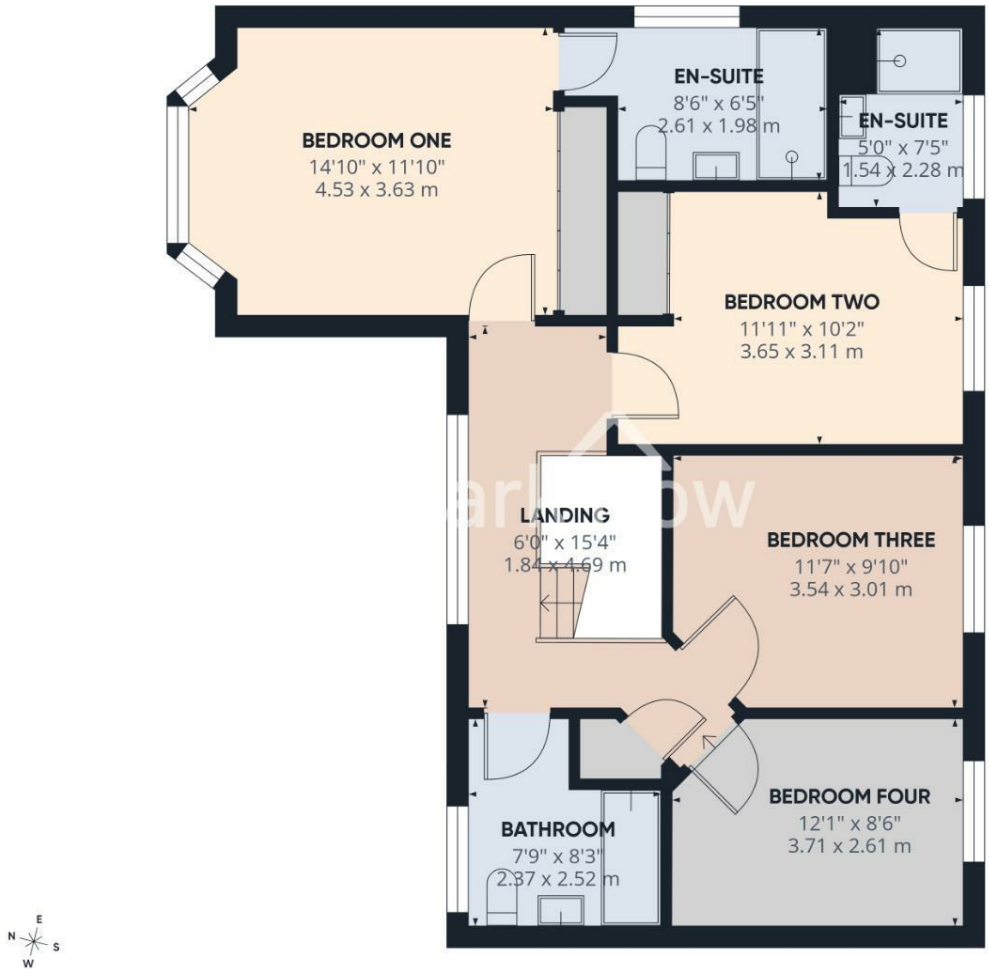
Reduced headroom

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.

GIRAFFE360

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS



Floor 1

Park Row

Approximate total area(1)

792 ft²

73.7 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

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS

Park Row

Approximate total area(1)

1943 ft²

180.7 m²

Reduced headroom

7 ft²

0.7 m²

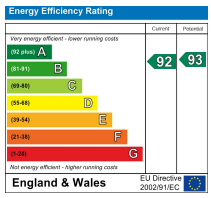
(1) Excluding balconies and terraces

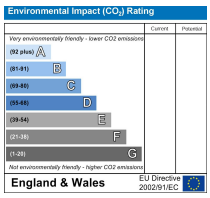
Reduced headroom

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.

GIRAFFE360





T 01977 681122
W www.parkrow.co.uk

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

MEMBER FIA BY INVITATION ONLY
FEDERATION OF INDEPENDENT AGENTS