Park Row

The proactive estate agent

Moor Lane, Sherburn In Elmet, Leeds, LS25 6DN

Offers In Excess Of £250,000

3 1 2 C

SEMI-DETACHED HOMETHREE BEDROOMS**OPEN PLAN KITCHEN/DINING ROOM**DRIVEWAY PARKING**DOUBLE GARAGE**ENCLOSED REAR GARDEN**EV CHARGER**SOLAR PANELS**IN SOUGHT AFTER VILLAGE OF SHERBURN IN ELMET**

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!

INTRODUCTION

Nestled in the charming village of Sherburn In Elmet, this delightful semi-detached home on Moor Lane 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 heart of the home is an inviting open kitchen and dining room, perfect for entertaining guests or enjoying family meals.

The property boasts two spacious reception rooms, providing ample space for relaxation and leisure. The enclosed rear garden offers a private outdoor retreat, ideal for summer barbecues or simply unwinding in the fresh air. Additionally, the home features a fitted burglar alarm, convenient driveway parking and a double garage, ensuring plenty of space for vehicles and storage.

This residence is equipped with modern amenities, including an electric vehicle charger and solar panels, promoting a sustainable lifestyle while reducing energy costs. Located in the sought-after village of Sherburn In Elmet, residents can enjoy a friendly community atmosphere, with local shops, schools, and parks just a stone's throw away.

This semi-detached house is not just a home; it is a lifestyle choice, combining modern conveniences with the charm of village living. Don't miss the opportunity to make this lovely property your own.

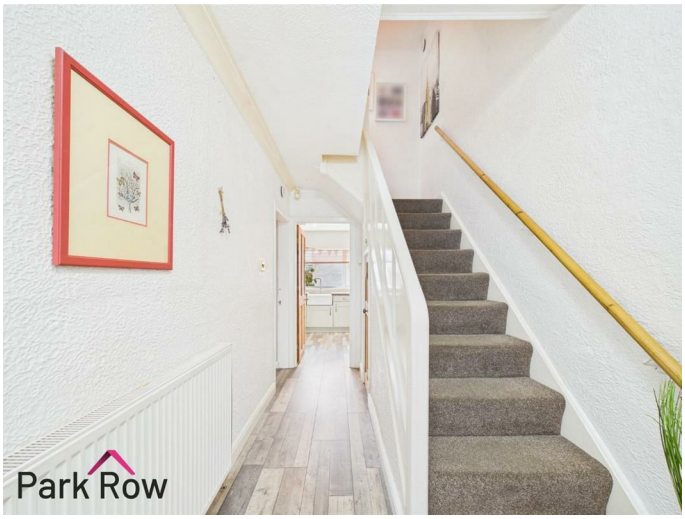
GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a green composite door with obscure double glazed windows at either side which leads into;

HALLWAY

13'10" x 5'11" (4.24 x 1.81)

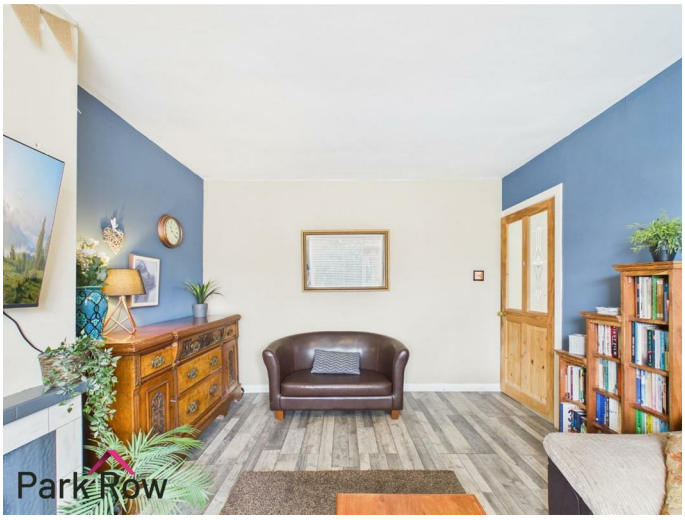


Central heating radiator, stair access, under-stairs cupboard with space for storage and internal doors which lead into;

LOUNGE

14'9" x 11'4" (4.51 x 3.47)

Double glazed window to the front elevation, central heating radiator and a grey tiled gas fireplace.



KITCHEN/DINING ROOM
9'9" x 17'9" (2.99 x 5.43)

Two double glazed windows to the rear elevation, central heating radiator, sage green shaker-style base and wall units, wooden effect laminate worktop, apron-front basin with a chrome tap over, four ring gas hob, integrated oven, integrated fridge/freezer, space and plumbing for a free-standing washing machine, door which leads into a cupboard with space for storage and a white uPVC stable door with an obscure double glazed window within which leads out to the side of the property.

FIRST FLOOR ACCOMMODATION

LANDING
5'5" x 4'1" (1.66 x 1.27)

Loft hatch access, cupboard with space for storage and internal doors which lead into;

BEDROOM ONE
12'0" x 10'9" (3.67 x 3.29)

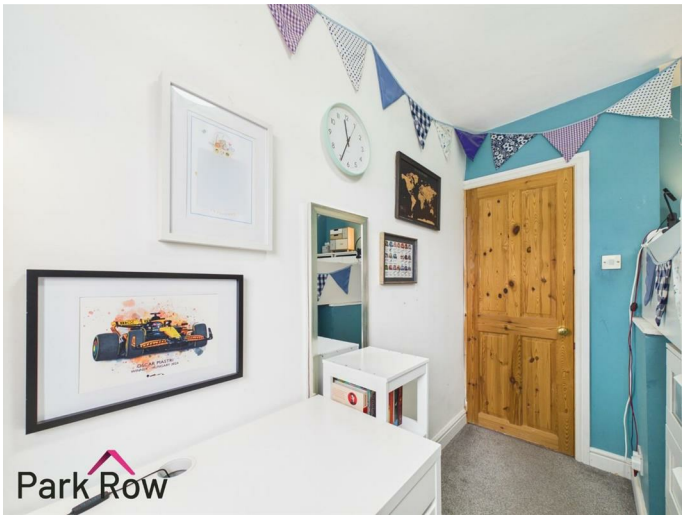
Double glazed window to the front elevation and a central heating radiator.

BEDROOM TWO
12'4" x 9'10" (3.77 x 3.00)

Double glazed window o the rear elevation and a central heating radiator.

BEDROOM THREE
8'11" x 6'7" (2.73 x 2.02)

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



BATHROOM
9'5" x 7'5" (2.89 x 2.27)

Obscure double glazed window to the rear elevation, grey vanity unit with space for storage, inset hand basin with a chrome tap over, back-to-wall w/c, heated chrome towel rack, tiled bath tub and a fully tiled electric shower with a glass shower screen.

EXTERIOR

FRONT

Paved driveway, decorative stone area, dwarf stone wall to the front and left side and a black metal gate which leads to the side of the property.

REAR

Accessed via the metal gate and the door in the kitchen/dining room, paved area with space for seating, path which leads to the bottom of the garden, artificial grass area, stone wall to the left and rear sides, wooden fencing to the right side and a door which leads into;

GARAGE

25'1" x 14'2" (7.67 x 4.34)

Black up-and-over door, white uPVC door and space for storage with 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

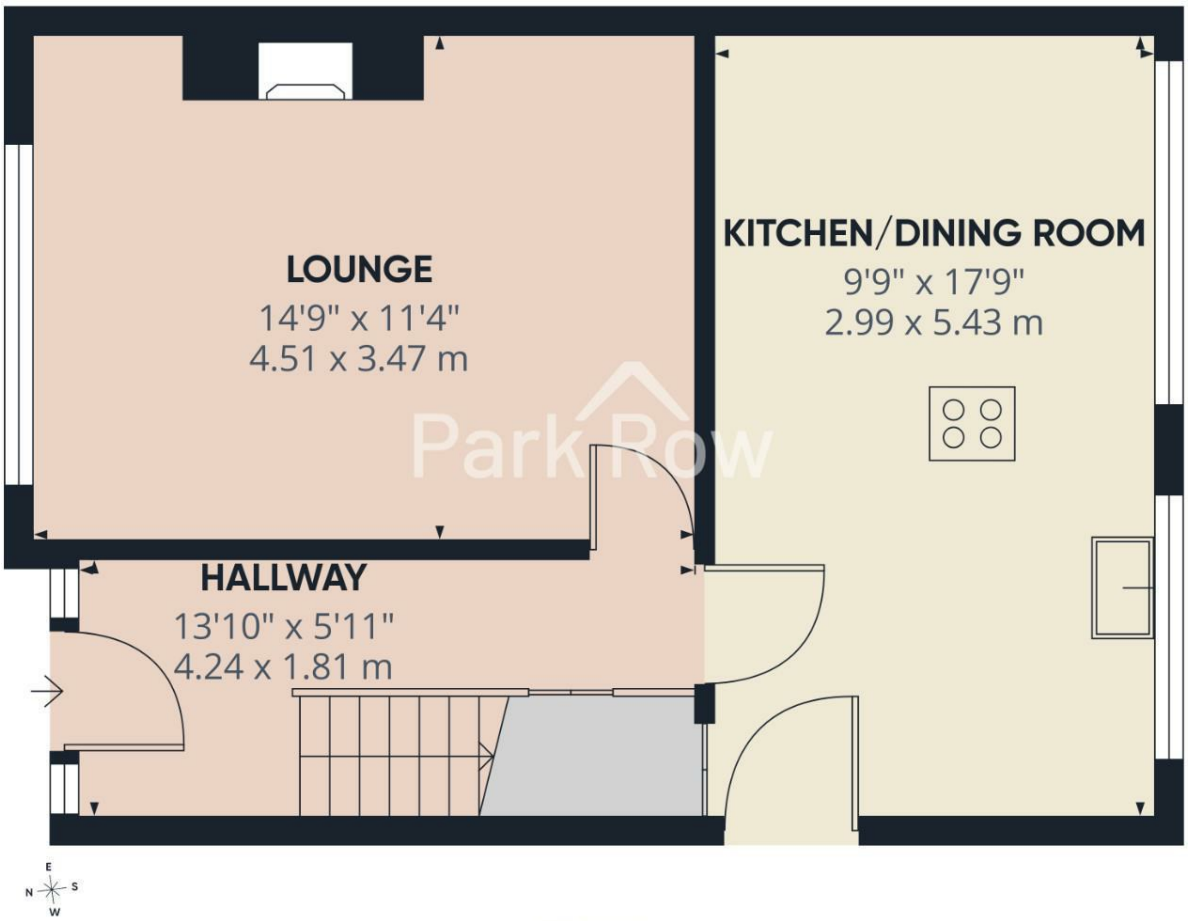
TENURE AND COUNCIL TAX

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



Floor 0 Building 1

Park Row

Approximate total area(1)

421 ft²

39.1 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.

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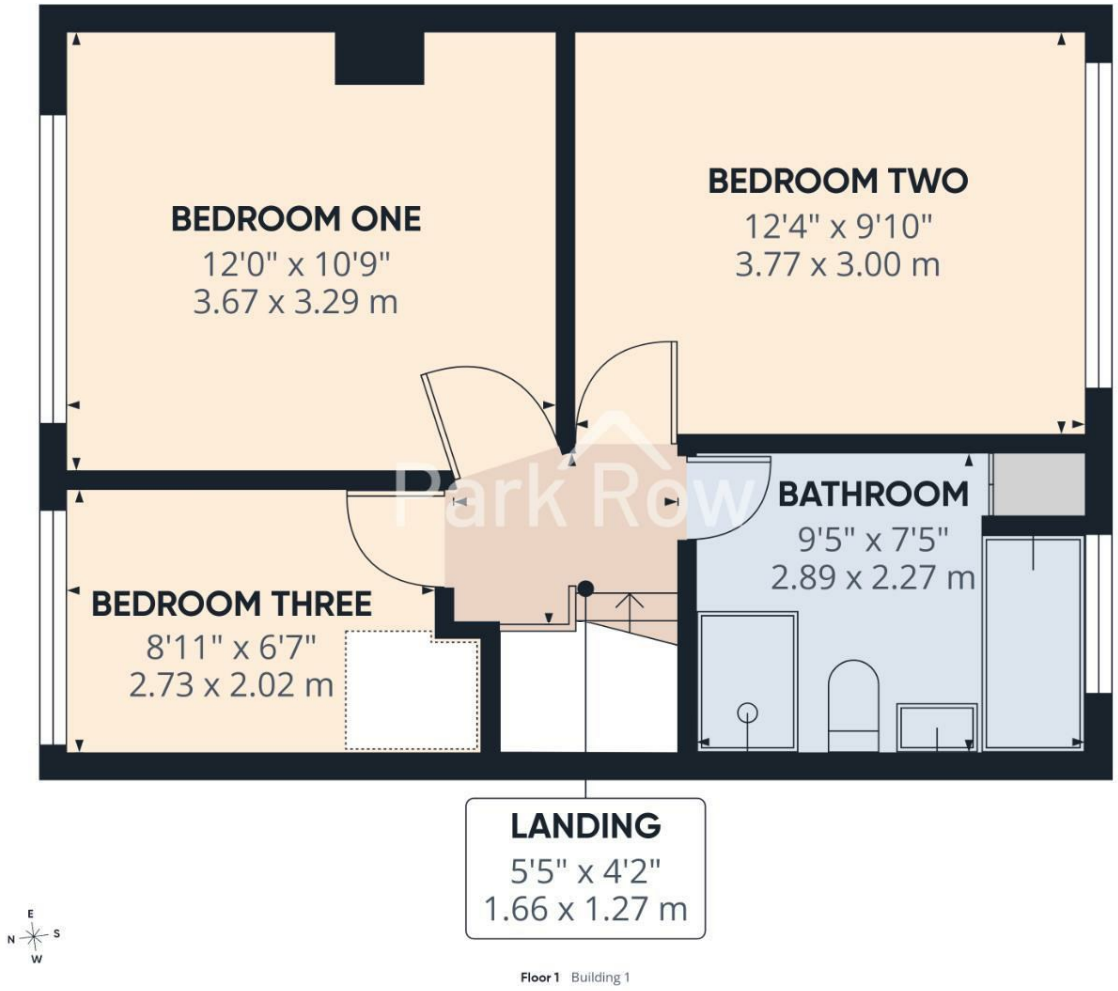

Floor 1 Building 1

Park Row

Approximate total area(1)

391 ft²

36.3 m²

(1) Excluding balconies and terraces

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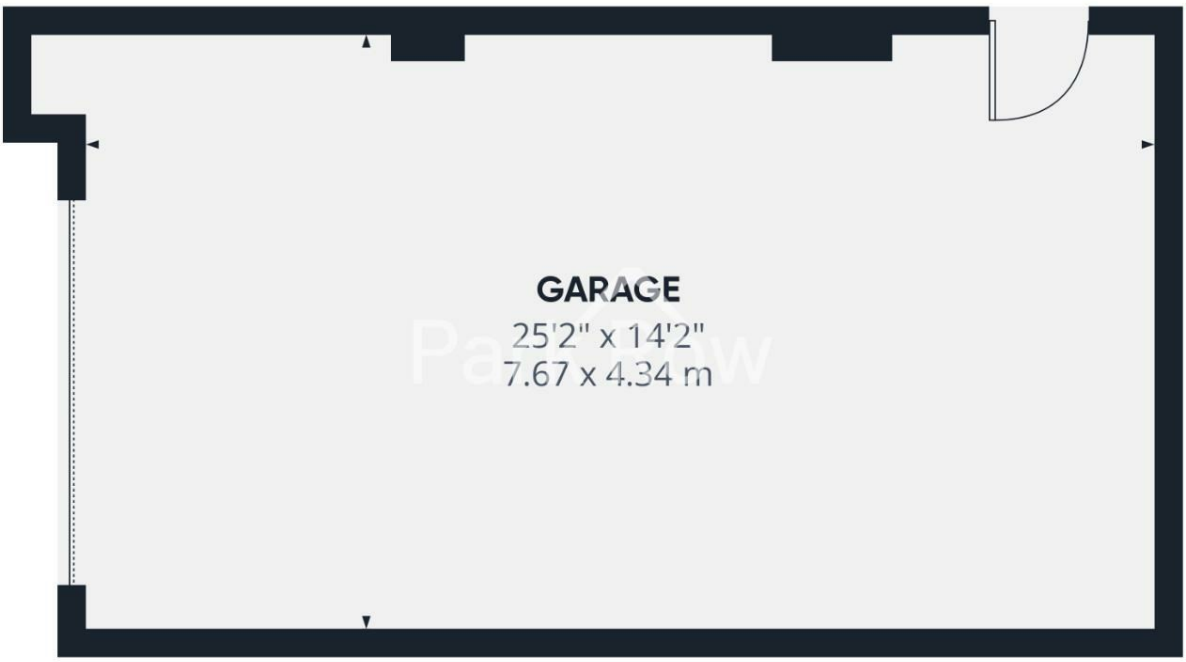

Floor 0 Building 2

Park Row

Approximate total area(1)

364 ft²

33.8 m²

(1) Excluding balconies and terraces

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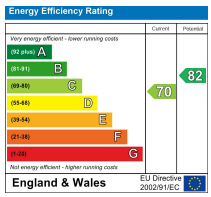

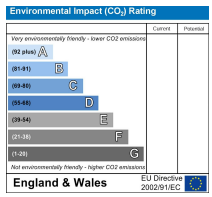

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