Park Row

The proactive estate agent



Kirkgate, Sherburn In Elmet, Leeds, LS25 6BL

Offers In Excess Of £175,000

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Situated in the charming village of Sherburn in Elmet, this delightful 737 sq. ft. mid-terrace home on Kirkgate is an ideal opportunity for first-time buyers, offering two well-proportioned bedrooms, a comfortable reception room and a versatile loft room, perfect for a home office, playroom or additional storage. Externally, the property benefits from an enclosed rear garden, providing a private space to relax and enjoy outdoor entertaining. Conveniently located close to local shops, schools and parks, this lovely home combines village living with everyday convenience, making it an excellent opportunity for those looking to take their first step onto the property ladder.







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INTRODUCTION

Nestled in the charming village of Sherburn in Elmet, this delightful mid-terrace home on Kirkgate offers a perfect opportunity for first-time buyers. With a well-proportioned living space of 737 square feet, the property features two inviting bedrooms, providing ample room for relaxation and rest.

The ground floor boasts a comfortable reception room, ideal for entertaining guests or enjoying quiet evenings at home. The property also includes a loft room, which can serve as a versatile space for a home office, playroom, or additional storage, catering to your individual needs.

Step outside to discover an enclosed rear garden, a lovely outdoor space perfect for enjoying the fresh air or hosting summer barbecues. The garden offers a private retreat, enhancing the overall appeal of this charming residence.

Sherburn in Elmet is a sought-after village, known for its friendly community and convenient amenities. With local shops, schools, and parks nearby, this location is ideal for those seeking a peaceful yet connected lifestyle.

This mid-terrace home presents an excellent opportunity for anyone looking to step onto the property ladder in a desirable area. Don't miss your chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a grey uPVC door with two obscure double glazed windows within which leads into;

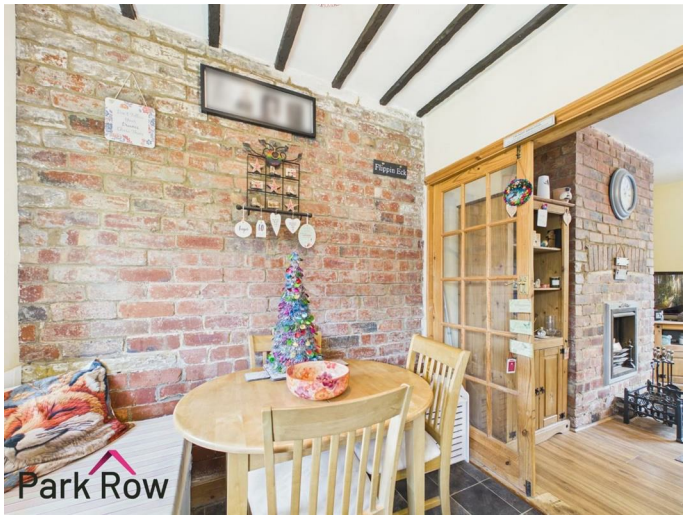
KITCHEN/DINING ROOM

16'0" x 7'8" (4.88 x 2.34)



Two double glazed windows to the front elevation, central heating radiator, grey speckled laminate worktop, one and a half composite drainer sink with a chrome tap over, four ring gas hob, tiled back splash, integrated oven, space and plumbing for a free standing washing machine, space and electrics for a free standing fridge/freezer, exposed brick wall, houses the boiler and double doors which lead into;

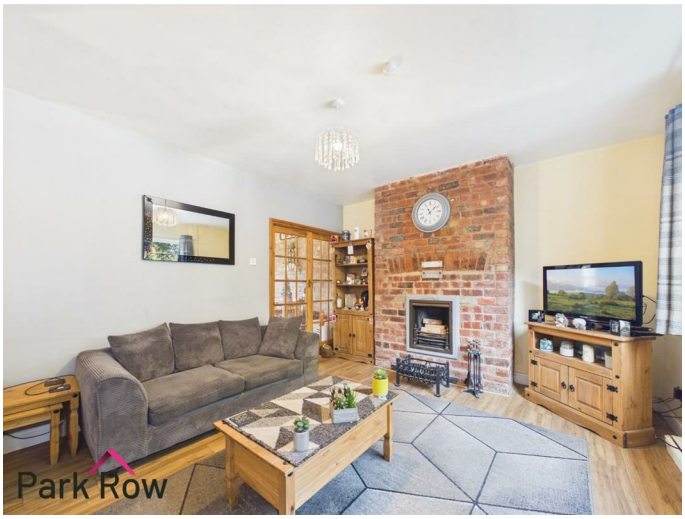




LOUNGE
15'11" x 12'2" (4.87 x 3.73)



Double glazed window to the rear elevation, central heating radiator, exposed brick fireplace, white uPVC door with an obscure double glazed window within which leads out to the rear garden and stair access which leads up to;



BEDROOM ONE
16'2" x 12'3" (4.93 x 3.75)



Two double glazed windows to the rear elevation, central heating radiator and wooden steps which lead up to a wooden door which leads to stairs up to the loft room.



FIRST FLOOR ACCOMMODATION

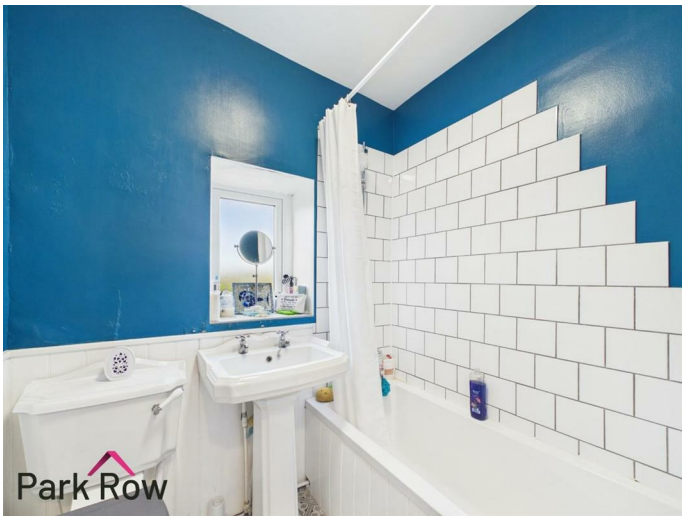
LANDING
6'2" x 2'3" (1.88 x 0.69)
Loft hatch access and internal doors which lead into;

BEDROOM TWO
9'5" x 8'0" (2.89 x 2.44)



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

BATHROOM
6'2" x 5'4" (1.89 x 1.64)



Obscure double glazed window to the front elevation, pedestal hand wash basin with chrome taps over, close-coupled w/c, chrome heated towel rail and a bathtub with a fully tiled mains shower over.

SECOND FLOOR ACCOMMODATION

LOFT ROOM
16'2" x 10'0" (4.93 x 3.07)



Double glazed Velux window, central heating radiator and space for storage.



EXTERIOR

FRONT



Grass area, paved area up to the front door with brick flower beds and a brick wall to the front.

REAR



Accessed via the door in the lounge, tiled area with space for seating, artificial grass and decorative stone perimeter, blue wooden gates to either side which lead to the neighboring gardens, brick walls to the sides and a stone wall to the rear.



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

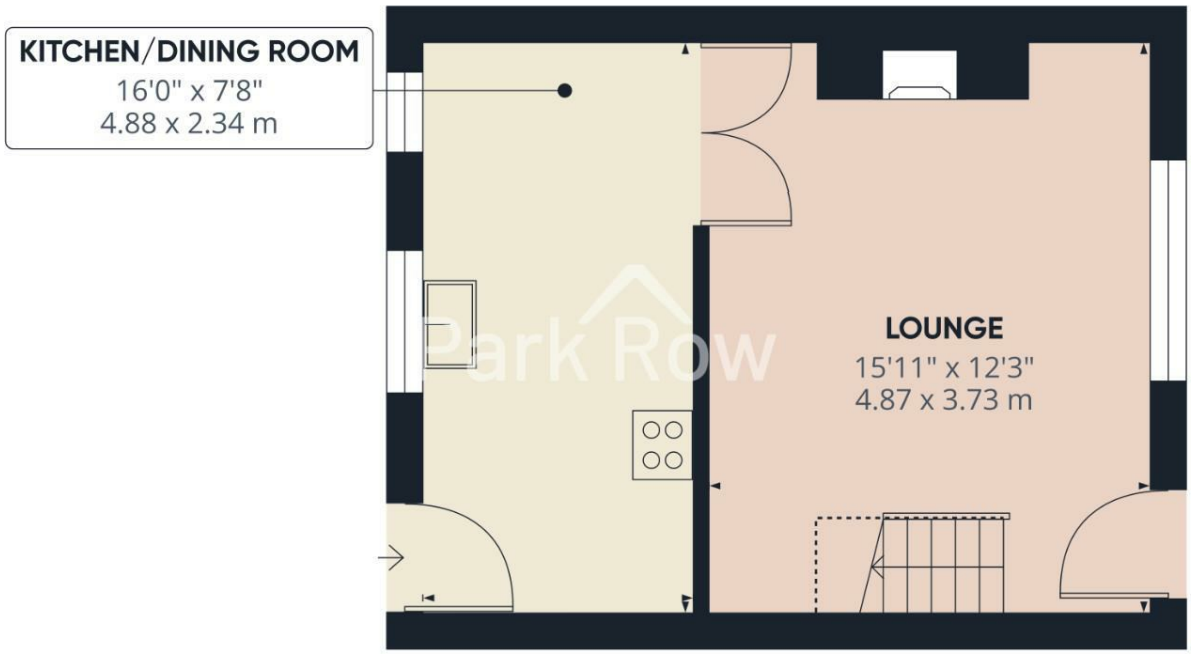
Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: B

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.

Park Row



Approximate total area(1)

312 ft²
29 m²

Reduced headroom

14 ft²
1.3 m²

(1) Excluding balconies and terraces

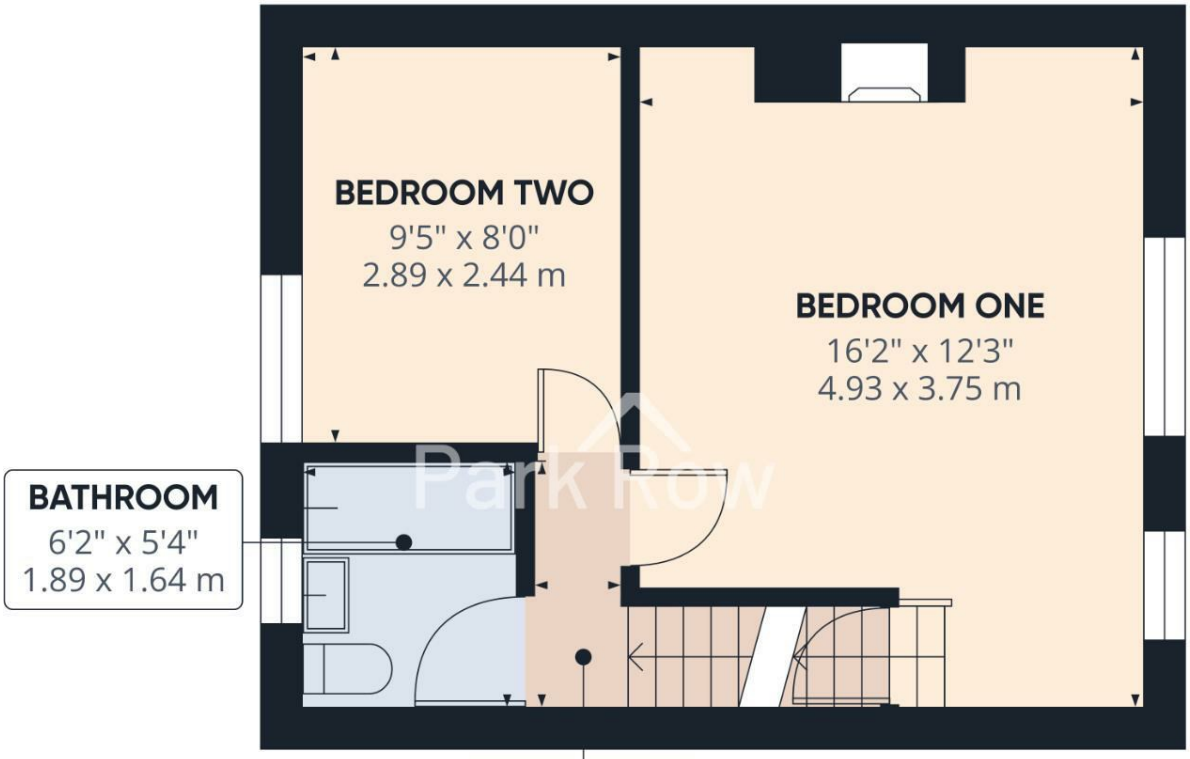
Reduced headroom
..... Below 5 ft/1.5 m

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

GIRAFFE360

Floor 0

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Floor 1

Park Row

Approximate total area[1]

292 ft²

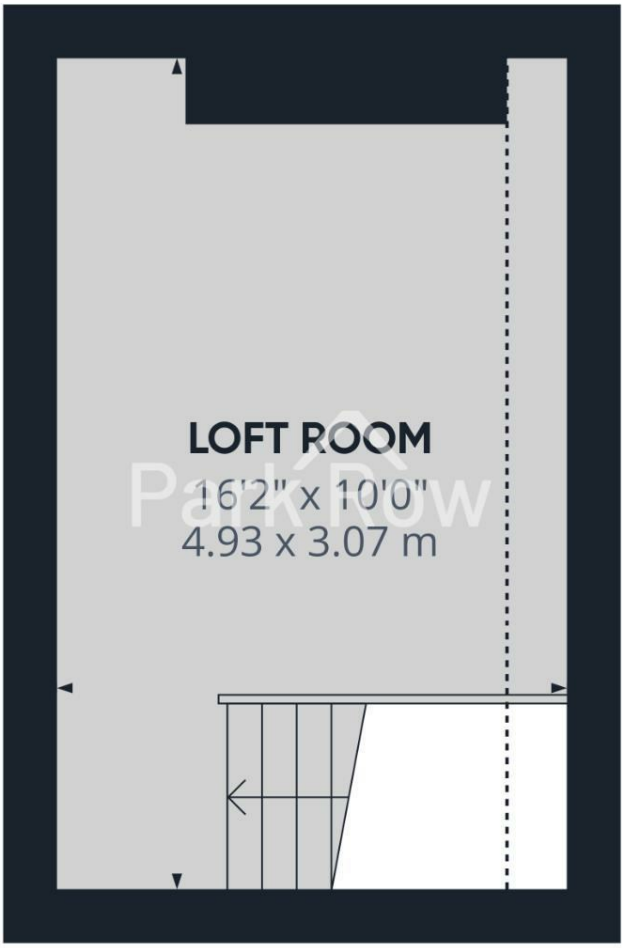
27.2 m²

(1) Excluding balconies and terraces

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Floor 2

Park Row

Approximate total area[1]

133 ft²

12.4 m²

Reduced headroom

26 ft²

2.5 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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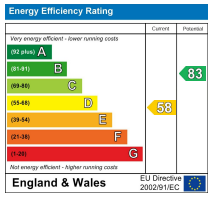


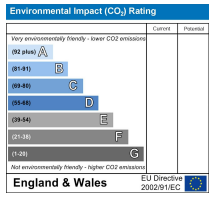




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