Park Row

The proactive estate agent



Fairfield Link, Sherburn In Elmet, Leeds, LS25 6LT

Offers Over £290,000

4 2 1 B

** SEMI DETACHED TOWNHOUSE ** FOUR BEDROOMS ** NO ONWARD CHAIN **DOWNSTAIRS WC ** EN-SUITE ** OFF ROAD PARKING ** GARAGE ** ENCLOSED REAR GARDEN ** 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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FEDERATION OF INDEPENDENT AGENTS

INTRODUCTION

Welcome to this charming semi-detached townhouse located in the desirable area of Fairfield Link, Sherburn In Elmet, Leeds. This delightful property boasts a generous living space of 1,084 square feet, making it an ideal family home.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining. The house features four well-proportioned bedrooms, ensuring ample space for family members or guests. The property benefits from an ensuite bathroom and a conveniently located downstairs WC, enhancing the practicality of the home.

For those with vehicles, off-road parking and a garage are available, ensuring that parking is never a concern. This semi-detached townhouse combines comfort, convenience, and style, making it a perfect choice for families or anyone seeking a spacious home in a friendly community.

With its excellent location in Sherburn In Elmet, you will enjoy easy access to local amenities, schools, and transport links, making this property a fantastic opportunity not to be missed. We invite you to come and experience all that this lovely home has to offer.

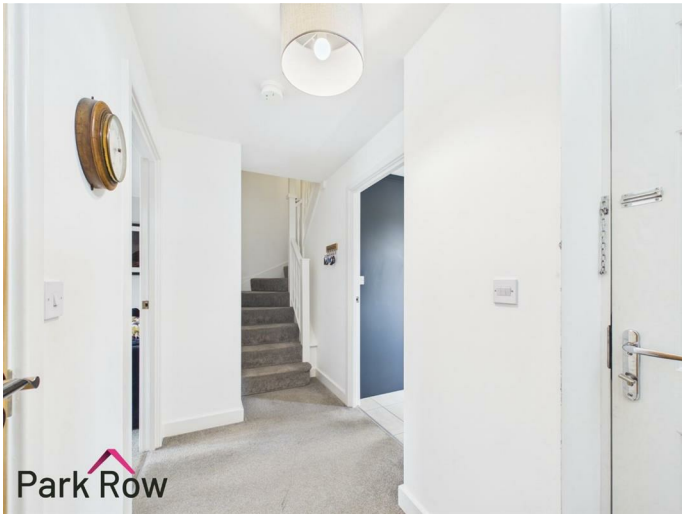
GROUND FLOOR ACCOMMODATION

ENTRY

Enter through a grey composite door which leads into;

HALLWAY

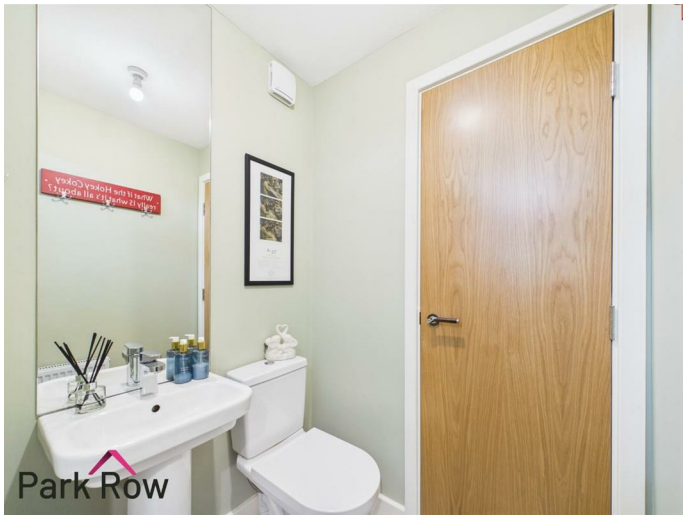
4'11" x 10'2" (1.51 x 3.10)



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

WC

4'0" x 4'7" (1.22 x 1.41)



A white suite comprising of a close coupled WC, a pedestal hand basin with chrome mixer taps over and a central heating radiator.

LIVING ROOM

16'7" x 11'8" (5.08 x 3.56)



Two central heating radiators and double glazed patio doors which lead out to the rear garden.





KITCHEN
13'10" x 11'6" (4.22 x 3.53)



A double glazed window to the front elevation, a double glazed window to the side elevation, navy matt base and tower units and white matt wall units, white quartz worksurfaces with matching upstand, a ceramic undercounter sink with a chrome Quooker tap over, an induction hob with a built in extractor fan over, integrated Neff hide and slide oven, integrated microwave oven, space for a fridge freezer and an island with a wooden countertop and storage under.



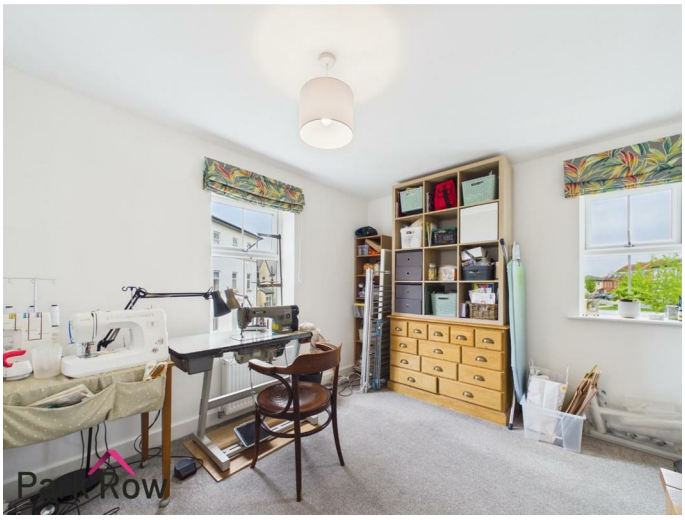


FIRST FLOOR ACCOMMODATION

LANDING
6'11" x 4'7" (2.12 x 1.42)

A central heating radiator, a staircase which leads to the second floor accommodation and internal doors which lead into;

BEDROOM ONE
10'11" x 11'5" (3.35 x 3.48)



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

BEDROOM TWO
10'10" x 11'3" (3.31 x 3.43)



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



BATHROOM
10'0" x 4'6" (3.06 x 1.39)



A double glazed obscure window to the front elevation, a central heating radiator, a white suite comprising of a close coupled WC, a pedestal hand basin with chrome mixer taps over, a panel bath with a chrome mixer tap over and a mains mixer shower over.

SECOND FLOOR ACCOMMODATION

LANDING
2'11" x 3'0" (0.89 x 0.92)
Internal doors which lead into;

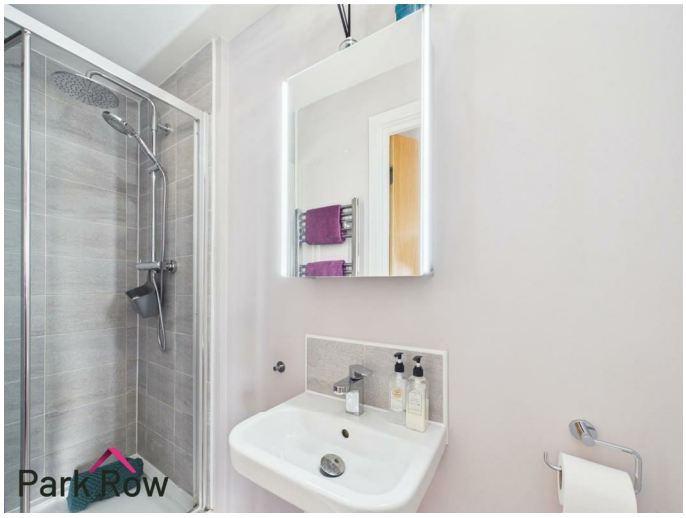
BEDROOM THREE
10'11" x 9'7" (3.33 x 2.94)



A double glazed window to the rear elevation, a central heating radiator, fitted wardrobes, loft access and an internal door which leads into;



EN-SUITE
9'4" x 2'9" (2.85 x 0.84)



A white suite comprising of a close coupled WC, a pedestal hand basin with a chrome mixer tap over, a shower enclosure with a mains mixer shower within and a chrome heated towel rail.

BEDROOM FOUR
11'1" x 11'7" (3.40 x 3.55)



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





EXTERIOR

FRONT



A paved path leads to the front and around side to the rear of the property, a dwarf hedge borders the property, the rest is laid with decorative pebbles.

REAR



Accessed via the pedestrian wooden gate at the side of the property, or via the double patio doors in the living room, a paved area with space for seating, a brick wall boundary to the side and rear boundary, a wooden fence to the third boundary, decorative pebble border with established plants and shrubs and a raised border to the rear of the garden with established plants and shrubs.







GARAGE
10'3" x 20'5" (3.13 x 6.24)



Accessed via the driveway behind the rear garden.

AERIAL



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.

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.

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.

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:

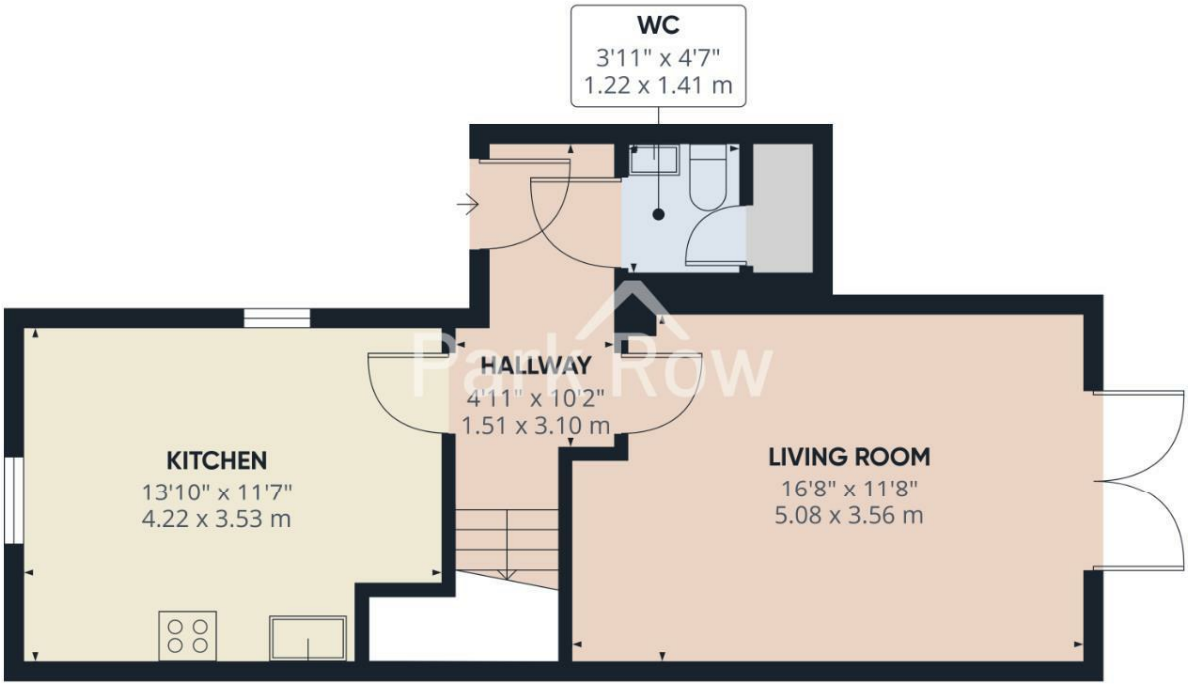
SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

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.

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.



Floor 0 Building 1

Park Row

Approximate total area(1)

449 ft²

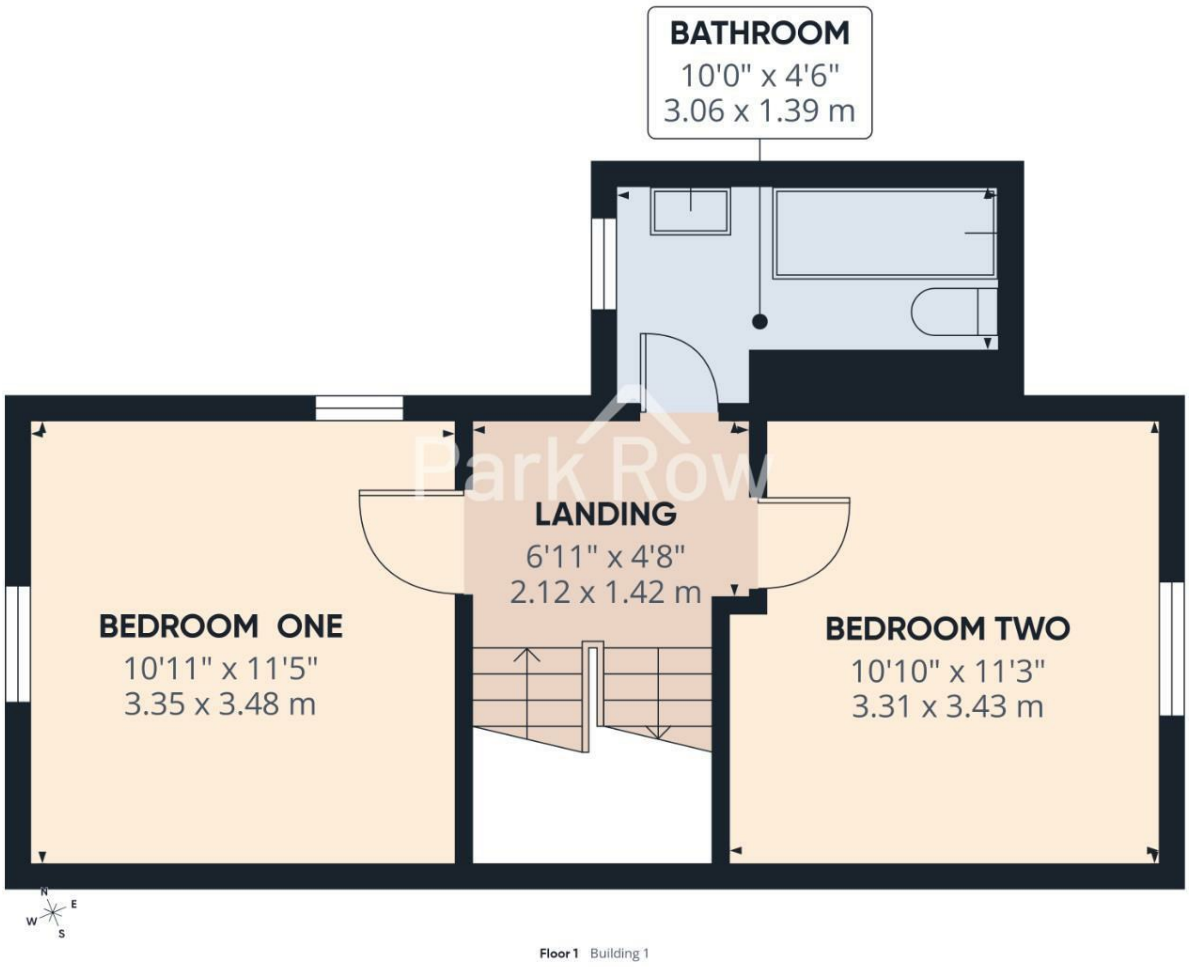
41.7 m²

(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.

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Floor 1 Building 1

Park Row

Approximate total area[1]

336 ft²

31.2 m²

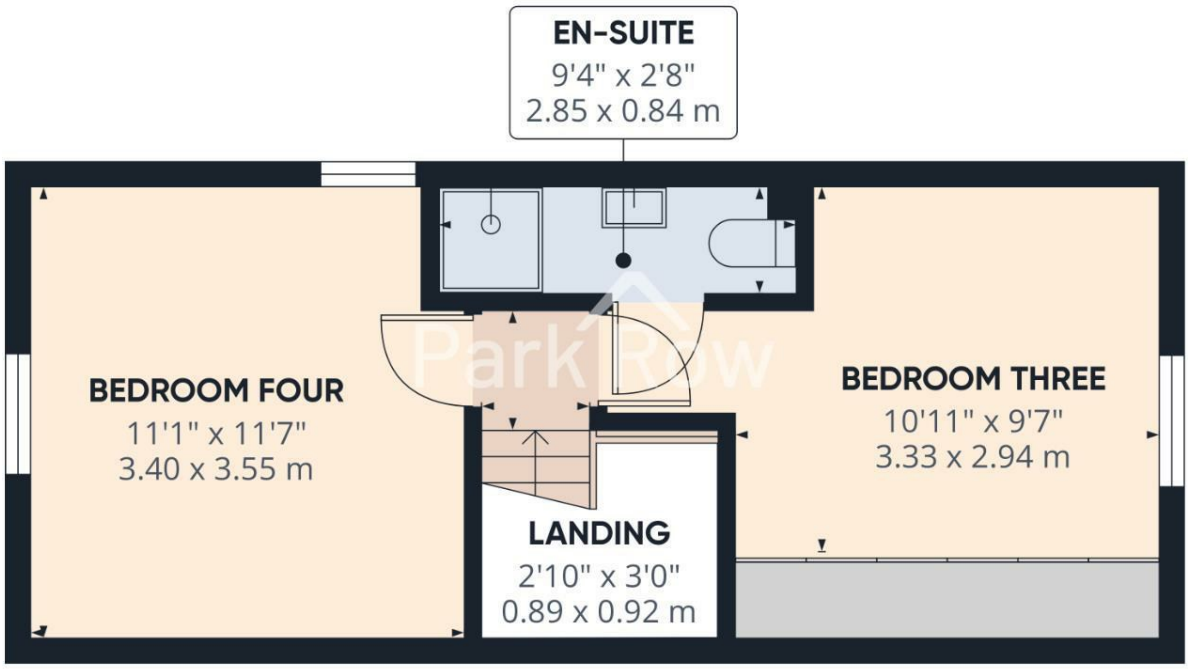
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Park Row



Approximate total area(1)

299 ft²

27.7 m²

(1) Excluding balconies and terraces

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Floor 2 Building 1

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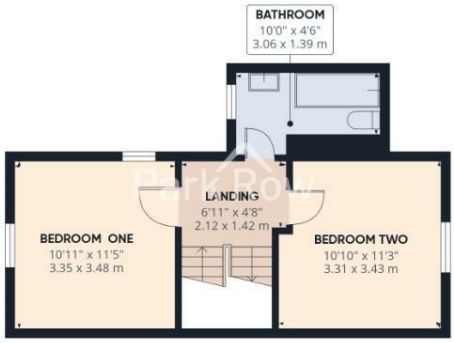








Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Park Row

Approximate total area(1)

1295 ft²

120.2 m²

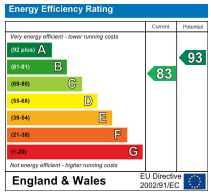
(1) Excluding balconies and terraces

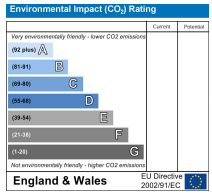
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