

...Your proactive estate agent



**64 Finkle Hill, Sherburn In Elmet, Leeds, North Yorkshire, LS25 6EA**  
**Offers Over £350,000**





SOLD BY PARK ROW PROPERTIES



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

UPVC entrance door with double glazed frosted panel with decorative leadwork and coloured glass leading into:

### ENTRANCE PORCH

**6'8" x 4'2"**

Tiled flooring, matching full height windows to either side of the door with decorative diamond leaded glass. Panel glazed door leading into:

### INNER HALLWAY

**12'11" x 6'8"**

Staircase giving access to the first floor accommodation with timber spindles and balustrade. Handy understairs storage cupboard, central heating radiator. Three windows looking into the porch. Decorative cornice, coving, smoke alarm and doors leading off.



### LOUNGE

**18'5" Max x 14'11"**

Traditional style wall mounted enclosed living flame coal effect gas fire with marble back and raised hearth with 'Adams' style fire surround. Dado rail, central heating radiator, television point and uPVC double glazed diamond leaded window to the front elevation. Central heating radiators.



### SITTING ROOM

**12'0" x 10'11"**

Built-in storage cupboard, uPVC double glazed window to the rear elevations, coving and aperture leading into kitchen and double panel glazed doors lead into dining room. Wall mounted gas heater.



### DINING ROOM

**10'11" x 9'7"**

Coving, UPVC double glazed diamond leaded window to the rear elevation.



### KITCHEN

**8'10" x 8'5"**

Having base, wall and display units in a light wood grain effect finish. Roll top laminated work tops, one and a half drainer sink with chrome mixer taps over. Freestanding electric oven, ceramic floor tiling, uPVC double glazed diamond leaded window to the rear elevation. Tiled to ceiling height to all walls, aperture leads through to:



### BREAKFAST ROOM

**9'7" Max x 8'11" Max**

Ceramic floor tiling, uPVC double glazed stable door gives access to the rear and further door leads to:





## UTILITY ROOM

9'7" x 4'11"

Plumbing for automatic washing machine, ceramic floor tiling and door leading to:

## BEDROOM FOUR /OFFICE

21'2" x 7'11"

Laminate wood flooring, uPVC double glazed diamond leaded window to the front elevation. Telephone point.



## FIRST FLOOR ACCOMMODATION

### LANDING

UPVC double glazed diamond leaded window to the side elevation, timber spindles and balustrade, coving, built-in storage cupboards, access to the loft and doors leading off.

### BEDROOM ONE

12'11" x 12'4"

Fitted bedroom furniture in a white finish comprising: two double wardrobes, dressing table with two drawers and high level storage above. Central heating radiator, uPVC double glazed diamond leaded window to the front elevation with far reaching views over the fields and the church beyond. Coving.



### BEDROOM TWO

10'8" x 9'7"

Central heating radiator, UPVC double glazed diamond leaded window overlooking the rear garden and open views beyond.



### BEDROOM THREE

9'0" x 8'11"

Central heating radiator, uPVC double glazed diamond leaded window to the front elevation.



### FAMILY SHOWER ROOM

6'10" x 5'11"

Modern white suite comprising: quadrant shower cubicle with mains shower and chrome fittings. Moulded vanity wash hand basin with chrome mixer tap over with white high gloss storage cupboards beneath. Close coupled w.c, heated towel rail, tiled to ceiling height to all walls including ceramic floor tiling. Ceiling downlighters, uPVC double glazed frosted diamond leaded window to the rear elevation.



## STUDY

5'11" x 4'9"

High level uPVC double glazed window with decorative diamond leadwork to the side elevation.

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## EXTERIOR



## FRONT

Tarmac driveway providing off street parking for multiple vehicles and leads to a single garage with power and light connected. Lawned area with herbaceous borders. Inset storm porch with courtesy lamp. The tarmac pathway continues down the side of the property via a wrought iron pedestrian access gate giving access to the rear.

## REAR

Fully enclosed with perimeter hedge with a lower level lawned area with herbaceous borders and higher level flagged patio area and decorative pebbles.



## 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.

## 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

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

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

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

PONTEFRACT - 01977 791133

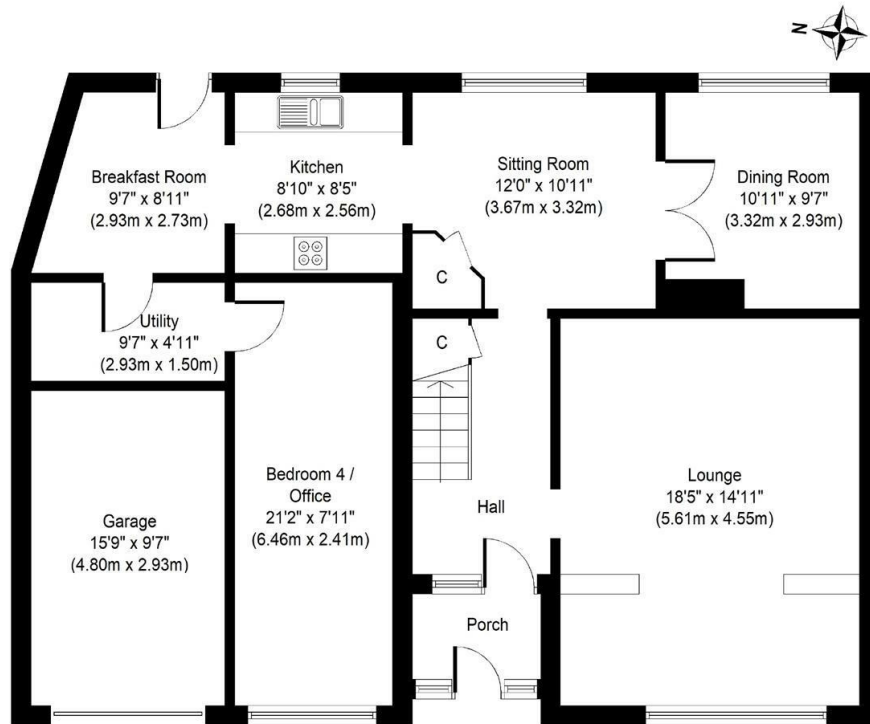
KIPPAX - 0113 8160111

CASTLEFORD - 01977 558480

## VIEWINGS

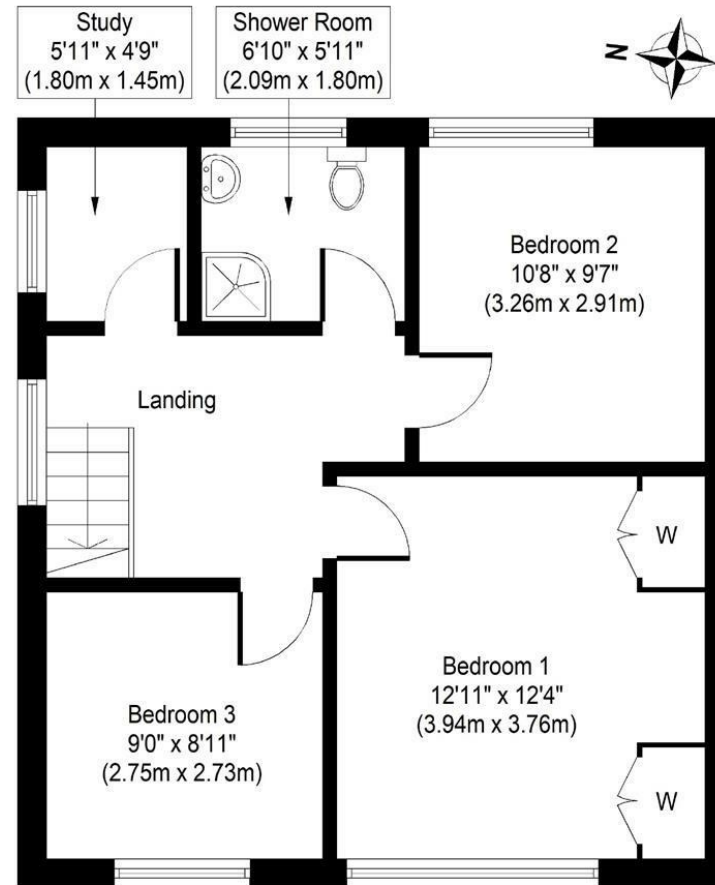
Strictly by appointment with the sole agents.

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.



**Ground Floor**  
 Approximate Floor Area  
 1245 Sq. ft.  
 (115.7 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**First Floor**  
 Approximate Floor Area  
 538 Sq. ft.  
 (50.0 Sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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