

DOUBLE GARAGE

39' 4" x 26' 2" (12m x 8m)
With light and power laid on, electric door.

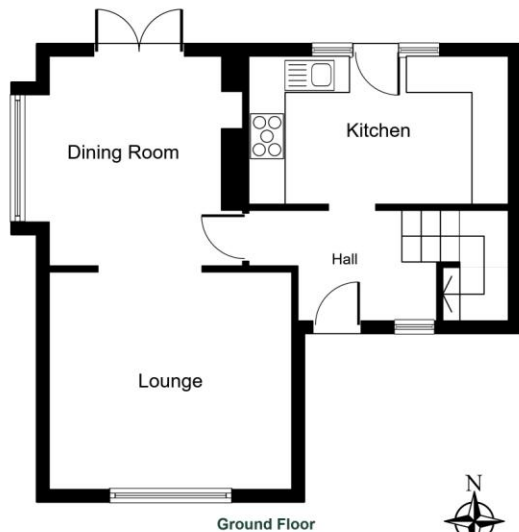
COUNCIL TAX

Band D (from internet enquiry).

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared December 2021



Mayfield, Bishopdyke Road, Sherburn In Elmet, Leeds, LS25 6JL NOT TO SCALE Fc
Total floor area 89.5 sq.m. (964 sq.ft.) Approx.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

Score	Energy rating	Current	Potential
92+	A		101 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Sherburn In Elmet ~ Mayfield, Bishopdyke Road, LS25 6JL

An individual three bedroom detached property occupying a superb garden plot of just under an acre located on the outskirts of Sherburn in Elmet. With a range of outbuildings and garaging the property offers potential for a range of uses.

- Three bedroom detached property
- Substantial garden plot just under 1 acre
- Generous double garage and range of brick built outbuildings
- Scope for cosmetic improvement/extension
- Development potential subject to necessary planning consent
- Early viewing advised

£550,000 PRICE REGION FOR THE FREEHOLD



2 Recep



3 Beds



Shower Room

MISREPRESENTATION ACT

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Premium

All-round excellence, all round Wetherby since 1950

SHERBURN IN ELMET

Sherburn in Elmet is situated some 6 miles from Tadcaster and 14 miles from Leeds and 3 miles from the A1. Providing a range of local amenities, including Junior and Senior Education, local shopping facilities and railway connection, both in Sherburn in Elmet and nearby South Milford.

DIRECTIONS

Leaving Sherburn in Elmet heading along Moor Lane continue over the mini roundabout onto the B1222. Proceed over two further roundabouts, after the second roundabout take the first left, almost back on yourself down Bishopdyke road. Where the property is identified by a Renton & Parr for sale sign.



THE PROPERTY

An exciting opportunity to acquire this individual detached family home with large garage, adjacent wash room, range of former dog kennels, gardeners store and , separate garden room/office. The accommodation itself benefits from gas fired central heating with the majority of the windows having been changed to double glazed UPVC. A particular attraction to this property being the generous rear garden with separate access off Fenton Lane, providing potential for further development, subject to approval and necessary planning consents.

GROUND FLOOR

ENTRANCE HALL

With access gained via modern composite front door, window to side, tiled floor covering, returned staircase to first floor.

LIVING ROOM

12'9" x 11'9" (3.9m x 3.6m)

With double glazed window to front elevation, double radiator beneath, T.V. aerial. Large opening that flows through into :-

DINING ROOM

11'1" x 9'2" (3.4m x 2.8m)

Dual aspect having double glazed UPVC window to side with radiator beneath along with glazed double patio doors leading out to rear garden, ceiling spotlights, recess with additional double radiator.

KITCHEN

Fitted with a range of modern gloss cream and plum wall and base units, cupboards and drawers, laminate work tops with tiled splashback, inset stainless steel sink unit, five ring gas hob with cooker beneath, integrated fridge and freezer (currently not working). Tiled floor covering, double glazed UPVC window to rear and single door leading out to generous rear garden, LED ceiling spotlights.



FIRST FLOOR

LANDING AREA

With two double glazed windows to front elevation, loft access hatch with drop-down ladders currently housing gas fired central heating boiler.

BEDROOM ONE

13'1" x 11'9" (4m x 3.6m)



With double glazed window to front and side elevation, single radiator, fitted wardrobes to one side.

BEDROOM TWO

11'5" x 9'6" (3.5m x 2.9m)

With double glazed UPVC window to side, double radiator, T.V. aerial.

BEDROOM THREE

7'10" x 6'6" (2.4m x 2m)

With double glazed UPVC window to side, double radiator beneath.

HOUSE SHOWER ROOM

Fitted with a modern white suite comprising low flush w.c., pedestal wash basin, walk in fully tiled wet room with wall mounted shower, mosaic effect floor tiles, chrome ladder effect heated towel rail, double glazed window to rear.



TO THE OUTSIDE

To the front a long driveway provides comfortable off-street parking for several vehicles extending down the side of the property.

GARDENS

Good size parcel of garden to front with established hedge perimeter. A particular feature of this property lies towards the rear where there is a superb rear garden of just under 1 acre along with outbuildings. Separate access off Fenton Lane.

OUTBUILDINGS

Comprising :-

FOUR COVERED FORMER DOG PENS

GARDENERS ROOM

15'1" x 8'6" (4.6m x 2.6m)

SUMMER HOUSE

15'1" x 8'2" (4.6m x 2.5m)

With single door to front and window, double patio doors to side.



WASH ROOM

9'6" x 9'10" (2.9m x 3m)

With UPVC window and front door, light and power laid on. Wall and base units, space and plumbing for automatic washing machine.