



Sharp House Road | | LS10 4GL

Offers Over £350,000

Three/Four bedroom detached family home | EPC C | Council Tax E

Emsleys | estate agents

THREE/FOUR BEDROOMNO CHAIN***OPEN PLAN
KITCHEN DINING ROOM***VERSATILE LIVING SPACE***

Guide Price £350,000 - £360,000.

For sale is a neutrally decorated, detached property that is an ideal home for families. The property is situated in a peaceful location, with local amenities and nearby parks within easy reach, making it an ideal setting for a tranquil lifestyle.

This well-presented property boasts an open-plan layout throughout. The open-plan kitchen is equipped with modern appliances and offers ample dining space, making it a hub of the home where families can gather for meals and conversation. Having a ground floor bedroom/office which offers versatile living for any growing families needs.

The reception room on the first floor is flooded with light from large windows, creating a warm and inviting atmosphere perfect for both relaxation and entertaining.

The property offers four bedrooms, all of which are double rooms and two with built-in wardrobes and natural light, perfect for a peaceful retreat at the end of the day. The master bedroom is a real standout feature, offering an en-suite and a walk-in closet, creating a private and luxurious sanctuary within the home. The property has bathrooms, providing convenience for larger families or when hosting guests.

One of the unique features of this property is the garage and parking, offering practical solutions for car owners. The icing on the cake is the garden, providing an outdoor space for relaxation, play, and alfresco dining.

This property is a fantastic opportunity for those seeking a spacious, well-located family home with a neutral decor that allows new owners to put their own stamp on it. Don't miss out on this amazing opportunity.

Ground Floor

Entrance Hall

Central heating radiator, stairs to the first floor, doors to:

Bedroom/Office 4.13m x 2.28m (13'7" x 7'6")

Positioned to the front elevation this ground floor room has some versatility for any growing families needs and can be used for a bedroom or office space, or even a separate dining room. Two double glazed windows to front, central heating radiator.

WC

Comprising of low flush w.c, vanity wash hand basin, double glazed window, central heating radiator.

Kitchen/Dining Room 4.02m x 6.37m (13'2" x 20'11")

Fitted with ample wall and base units, built in oven, hob and extractor over, sink and drainer unit, integrated washing machine, dishwasher and fridge freezer. Double glazed window and door. Feature french doors walk in bay over looking the rear garden, central heating radiator.

First Floor

Landing 2.09m x 3.83m (6'10" x 12'7")

Double glazed window to side, stairs, door to:

Bedroom 3.30m x 2.54m (10'10" x 8'4")

Having fitted wardrobe with sliding mirrored front, central heating radiator and double glazed window.

Bedroom 2.70m x 2.95m (8'10" x 9'8")

Having fitted wardrobe with sliding mirrored front, central heating radiator and double glazed window.

Bathroom

Comprising of a four piece suite with panelled bath, independent shower cubicle, vanity wash hand basins and low flush W.C, part tiled walls and central heating radiator, double glazed window.

Living Room 3.44m x 6.37m (11'3" x 20'11")

A large open living space with ample natural light from all four double glazed Windows, T.V point and central heating radiator.

Second Floor

Master Bedroom 4.67m x 4.20m (15'4" x 13'9")

A lovely open bedroom, velux windows, central heating radiator, t.v point, door to:

Dressing Room 1.04m x 2.07m (3'5" x 6'9")

En-suite Shower Room

Having a walk in shower cubicle, vanity wash hand basin and low flush w.c

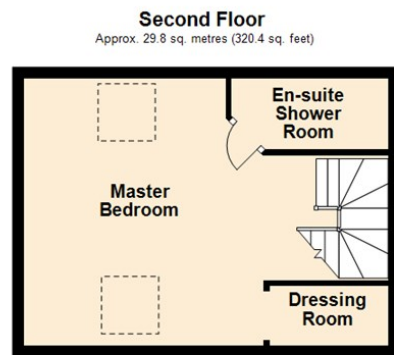
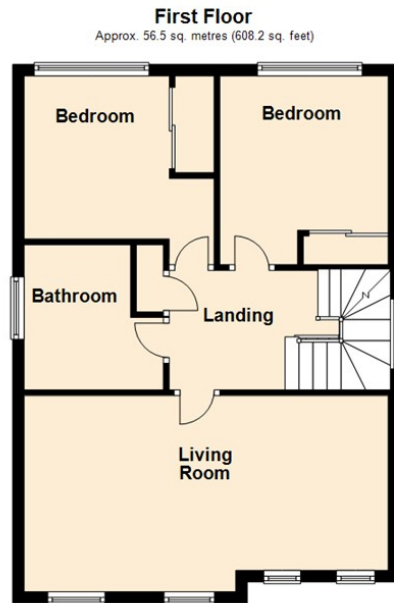
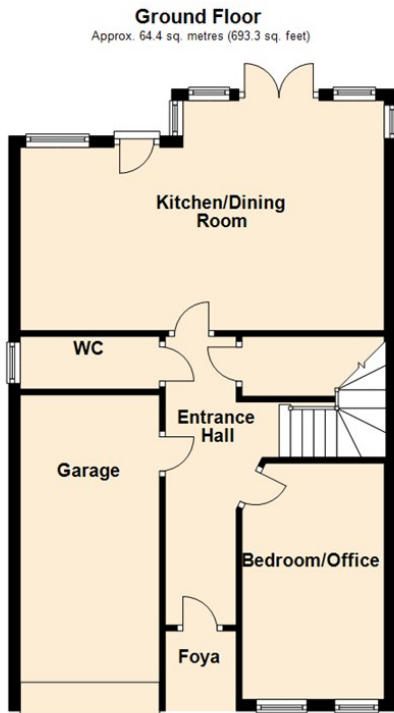
External

To the front is ample off street parking and access to the integrated garage with up and over door. The rear is a large lawn garden which is private and enclosed

Garage 5.33m x 2.44m (17'6" x 8'0")

Up and over door.





Total area: approx. 150.7 sq. metres (1621.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



65 Commercial Street | Rothwell | Leeds | LS26 0QD
t: 0113 201 4040 www.emsleysestateagents.co.uk

Emsleys | estate agents