



Park Avenue | Sherburn In Elmet | LS25 6EF

Guide Price £215,000

Three bedroom semi-detached house | Council Tax Band C | EPC Rating D

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\*\*\*TUCKED AWAY POSITION. WELL PRESENTED. NO CHAIN. CLOSE TO AMENITIES.\*\*\*

A lovely family house offering excellent, well proportioned living accommodation throughout. The property is ideally situated for access to commuter links via A1/M1 and briefly comprises; entrance hall, lounge and open-plan kitchen/diner to the ground floor level. The first floor has three bedrooms and a house bathroom. Externally to the front is an open lawn with a flagged drive which continues to the rear via double wrought-iron gates. There is a panel store to the rear with a well enclosed garden having a flagged patio, lawn, brick raised bedding area and offering a good degree of privacy to this west-facing garden. Having mains gas central heating and PVCu double-glazing. With no chain, demand is expected to be high, so an early inspection is essential.

## Ground Floor

### Entrance Hall

PVCu double-glazed entrance door with a side window, single panel central heating radiator, laminate flooring, stairs to the first floor and a door to the lounge.

### Lounge 4.14m x 3.73m (13'7" x 12'3")

Focal fireplace with an electric fire, laminate flooring, PVCu double-glazed window to the front aspect, coving to the ceiling and a single panel central heating radiator. Door to kitchen/diner.

### Kitchen/Diner 2.86m x 4.78m (9'5" x 15'8")

Having a range of units with complementary work surfaces and splashback tiling, one and half bowl sink and drainer, integrated oven, hob and extractor. Plumbing for a washing machine, under counter space for a fridge and there is a pantry. Single panel central heating radiator to the dining area, down lighters and coving to the ceiling, sliding patio doors to the garden, PVCu double-glazed window and a side entrance door.

## First Floor

### Landing

PVCu double-glazed window to the side aspect, doors to rooms, down lighters and coving to the ceiling and a loft hatch.

### Bedroom 1 4.11m x 2.37m (13'6" x 7'9")

PVCu double-glazed window to the front aspect, coving to the ceiling and a single panel central heating radiator.

### Bedroom 2 3.00m x 2.64m (9'10" x 8'8")

PVCu double-glazed window to the front aspect, single panel central heating radiator and down lighters and coving to the ceiling.

### Bedroom 3 2.55m x 2.39m (8'4" x 7'10")

PVCu double-glazed window to the front aspect, coving to the ceiling, laminate flooring, store cupboard and a single panel central heating radiator.

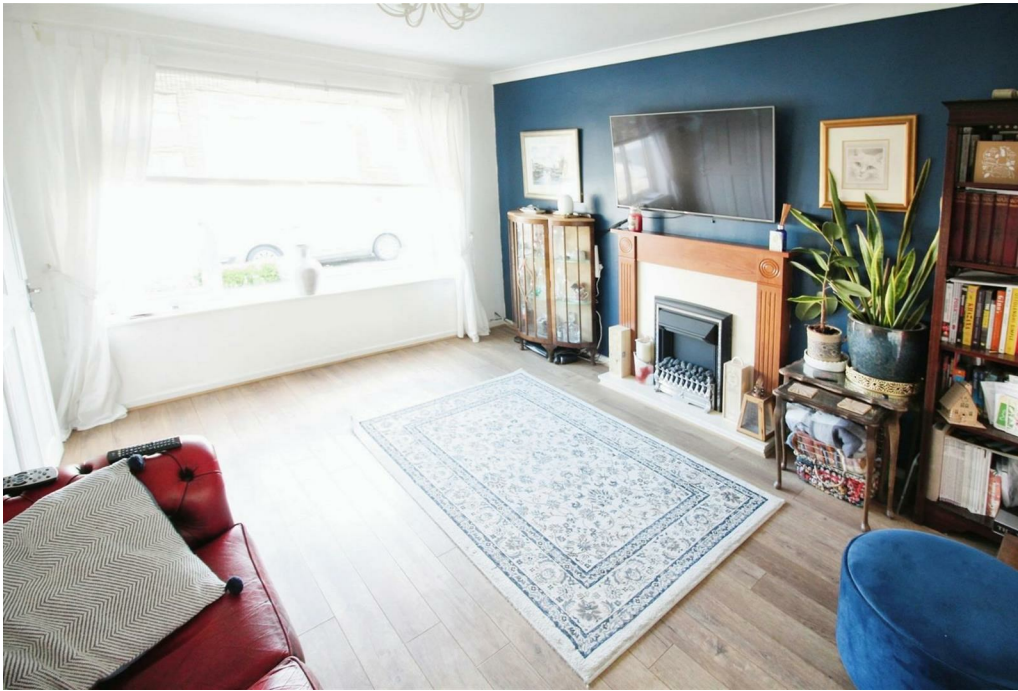
## Bathroom

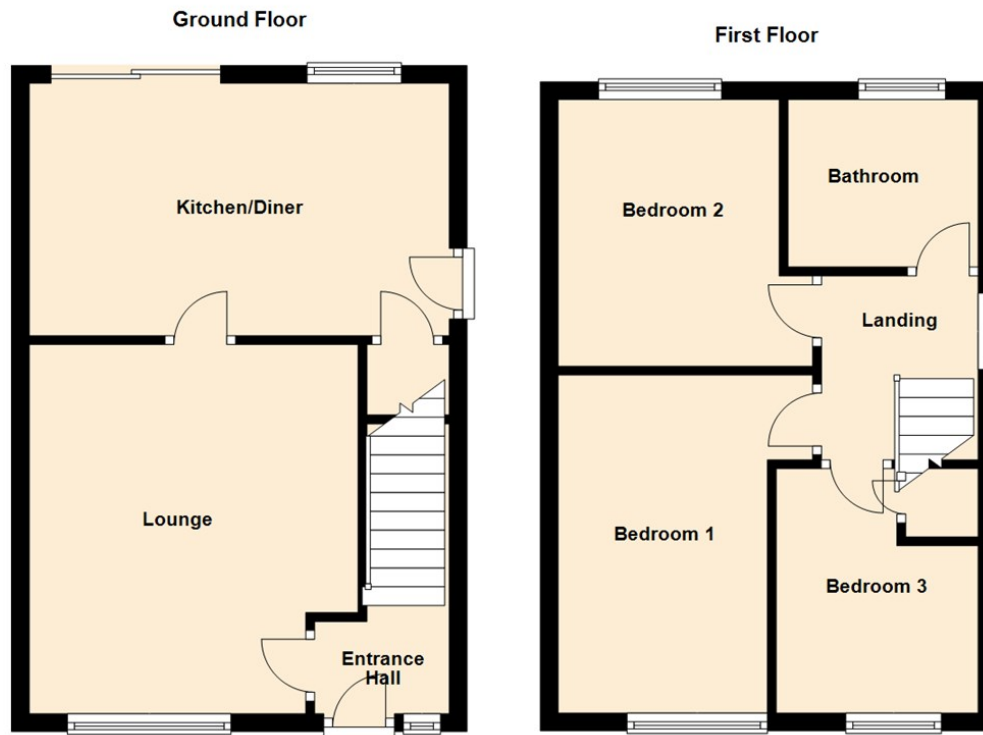
A three piece suite comprising; a straight panelled bath with shower mixer tap and screen over, pedestal wash hand basin and push flush WC. PVCu double-glazed frosted window, fully tiled walls, down lighters to the ceiling, extractor fan and a chrome central heated towel warmer.

## Exterior

To the front is an open lawn with a flagged drive which continues to the rear via double wrought-iron gates. There is a panelled store to the rear and a well enclosed garden having a flagged patio, lawn, brick raised bedding area and offering a good degree of privacy to this west-facing garden.







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.

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