



Pinfold Garth | Sherburn In Elmet | LS25 6LE

Offers Over £280,000

Three bedroom detached | Council Tax Band C | EPC Rating D

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*****STUNNING THROUGHOUT. MODERN KITCHEN & BATHROOM. OPEN-PLAN LIVING SPACE.*****

This charming property boasts two cosy reception rooms, one of which features a beautiful fireplace with wood burner, creating a warm and inviting atmosphere for you and your loved ones to relax in.

The open-plan design of the second reception room offers a lovely garden view and direct access to the outdoor space, allowing you to seamlessly blend indoor and outdoor living. A well-equipped modern kitchen is ready to inspire your inner chef and cater to your culinary needs. Upstairs you are greeted by three welcoming bedrooms, with two having fitted wardrobes and a modern bathroom. Having PVCu double-glazing, gas central heating with mains water and drainage.

Outside, you will find a garage and parking for your convenience with space for four cars, as well as a delightful garden where you can enjoy the fresh air and perhaps even cultivate your green thumb.

Located in a vibrant community with nearby schools and local amenities, this property offers the perfect balance of tranquility and convenience. Don't miss out on the opportunity to make this lovely house your new home!

Ground Floor

Entrance Hall

Composite double-glazed entrance door, PVCu double-glazed window to the side elevation, central heating radiator, cupboard for storage, stairs leading up to the first floor accommodation and doors leading to the lounge/diner.

Lounge/Diner 8.61m x 3.53m (28'3" x 11'7")

PVCu double-glazed bay-style window to the front elevation, two central heating radiators, open fireplace with a wood burner underneath and tiled hearth and open recess leading into the garden room and a door to the kitchen.

Garden Room

PVCu double-glazed windows to the rear elevation and PVCu double-glazed French doors leading out to the rear.

Kitchen 4.50m x 2.06m (14'9" x 6'9")

Comprising wall and base units in a grey shaker-style

finish with square edge quartz worktops with matching upstand and splashbacks. Inset stainless steel sink with chrome taps over, electric oven with a four ring gas hob and an extractor fan over, integral dishwasher, integral fridge/freezer and space and plumbing for a washing machine. Cupboard with power which has space for a dryer, spotlights to the ceiling, PVCu double-glazed window to the rear elevation and a PVCu double-glazed door leading to the outside.

First Floor

Landing

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

Bedroom 1 3.86m x 2.72m (12'8" x 8'11")

PVCu double-glazed window to the front aspect with a radiator beneath, coving to the ceiling and fitted wardrobes to one wall.

Bedroom 2 2.92m x 2.72m (9'7" x 8'11")

PVCu double-glazed window to the rear aspect with a radiator beneath, part panelling to walls, coving to the ceiling and fitted wardrobes to one wall.

Bedroom 3 2.39m x 1.78m (7'10" x 5'10")

PVCu double-glazed window to the front aspect with a radiator beneath and coving to the ceiling.

Bathroom

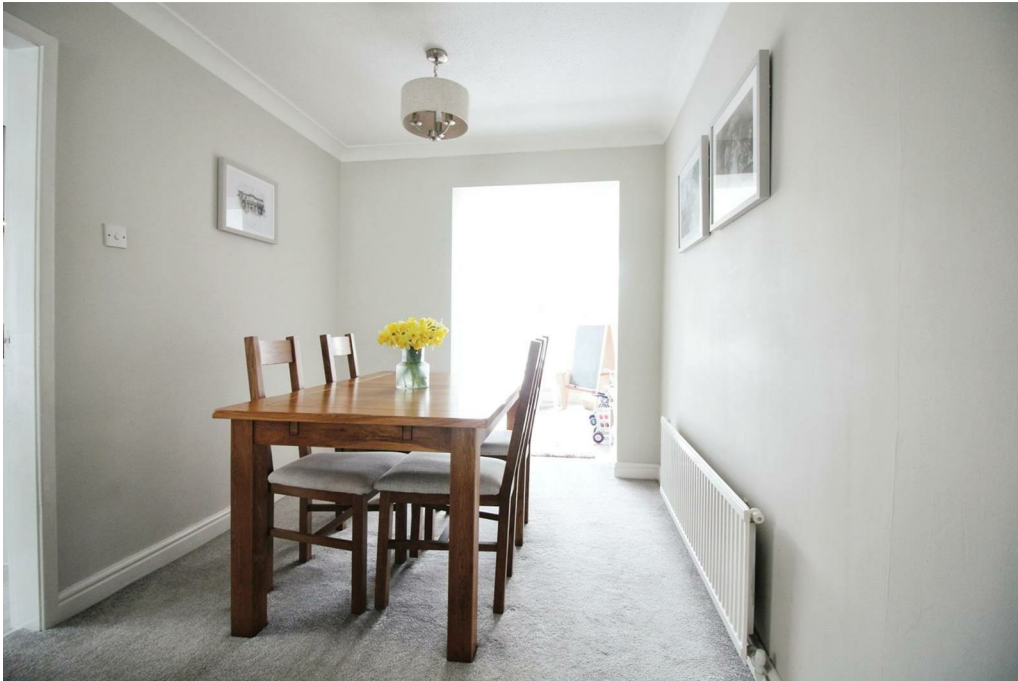
Having a white suite comprising; WC, half pedestal hand basin with waterfall chrome tap over, straight panelled bath with waterfall main shower head and smaller shower attachment with a glass shower screen, fully tiled floor to ceiling, LED vanity unit to the wall, spotlights to the ceiling, chrome heated towel rail and a PVCu frosted double-glazed window to the rear elevation.

Exterior

Having a pedestrian walkway giving access to the entrance and to the wood pedestrian gate to the right hand side of the property, a block-paved driveway to the left hand side of the property giving access to the garage and rear with parking for four cars, perimeter hedging to the front, decorative stones to the front, perimeter fencing to the right

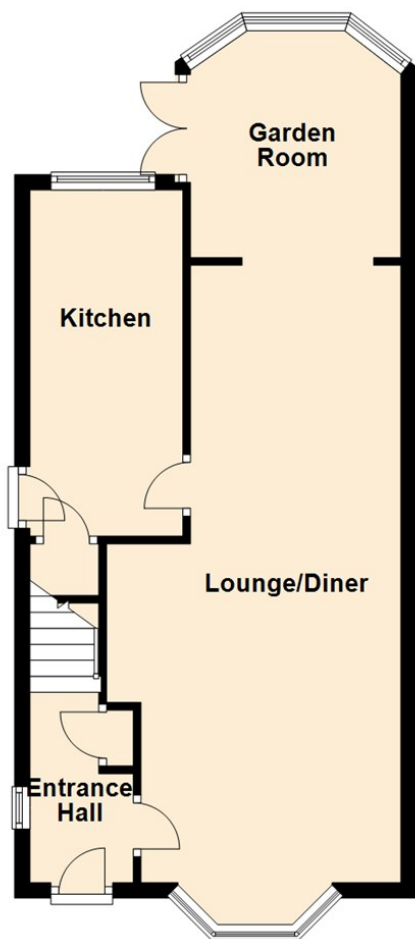
hand side and the rest is mainly laid to lawn.

The rear is well enclosed, superb in size and can be accessed through the wood gate next to the garage, through the wood gate at the front of the property and through the PVCu double-glazed French doors in the conservatory where you will step out onto a paved area with space for seating, a dwarf wall with steps leading to the lower section of the garden where there are mature shrubs to the right hand side, a wood door giving access to the garage, decorative stones to the rear, decking which has space for further seating, perimeter wood fencing to all three sides and the rest is mainly laid to lawn.



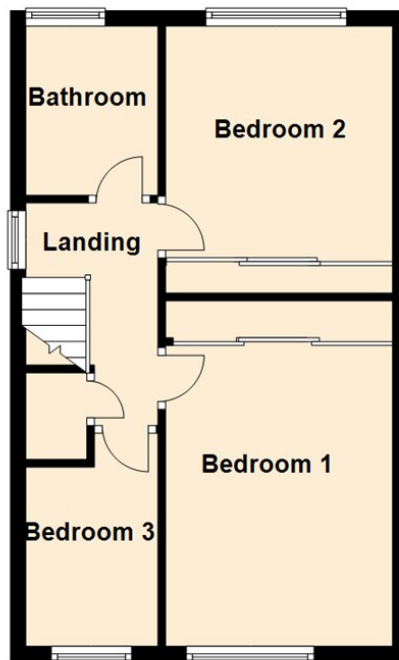
Ground Floor

Approx. 46.4 sq. metres (499.0 sq. feet)



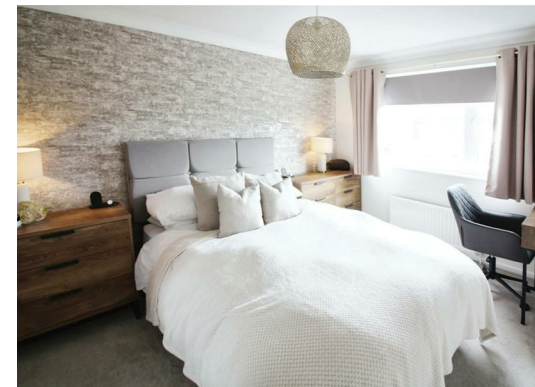
First Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



Total area: approx. 82.4 sq. metres (886.7 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.



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