



Bramley Walk | Sherburn In Elmet | LS25 6FF

Guide Price £385,000

Four bedroom detached | Council Tax Band E | EPC Rating B

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\*\*\*BEAUTIFULLY PRESENTED \* SOUGHT AFTER LOCATION \*  
CLOSE TO AMENITIES \* MUST BE SEEN\*\*\*

A lovely family home built by 'Redrow Homes' based on the 'Marlow' layout. Briefly comprising; hall, lounge, kitchen/diner, utility room and WC. The first floor has four bedrooms, the master having an en-suite and fitted wardrobes and a bathroom serves the remaining three bedrooms. Having a double drive and integral single garage with a large landscaped garden to the rear. Close to amenities and motorway links. Viewing highly recommended.

## Ground Floor

### Hall

Entrance door, radiator, stairs to the first floor landing and a door to the lounge.

### Lounge 5.15m x 3.38m (16'11" x 11'1")

PVCu double glazed window to front aspect and double panel central heating radiator.

### Kitchen/Diner 4.50m x 4.19m (14'9" x 13'9")

A stunning open-plan kitchen/diner with two PVCu double-glazed windows and patio sliding doors between to the rear garden. Having a range of wall and base units with co-ordinating work surfaces and splashback tiling. Integrated double oven, hob with extractor over, dishwasher and a fridge/freezer. Downlighters to ceiling and double panel radiator. Door to the utility room.

### Utility Room 1.68m x 2.79m (5'6" x 9'2")

Matching base unit, worksurface and tiling. PVCu double-glazed window to the rear, entrance door to the garden, cupboard, sink and drainer, plumbing for a washing machine and a door to the WC.

### WC

Wash hand basin and WC, radiator, downlighters and a PVCu double-glazed frosted window.

## First Floor

### Landing

PVCu double-glazed window to the rear aspect with a radiator beneath and a cylinder cupboard. Loft hatch and doors to rooms.

### Master Bedroom 4.02m x 3.43m (13'2" x 11'3")

Fitted wardrobe and a PVCu double-glazed window to the front aspect with a radiator beneath.

### En-suite 2.03m x 1.55m (6'8" x 5'1")

Having a double shower enclosure, half pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, extractor fan, shaver point and a PVCu double-glazed frosted window.

### Bedroom 3.81m x 3.00m (12'6" x 9'10")

PVCu double glazed window to front aspect and radiator beneath.

### Bedroom 3.30m x 2.79m (10'10" x 9'2")

PVCu double glazed window to rear aspect and radiator beneath.

### Bedroom 3.30m x 3.23m (10'10" x 10'7")

PVCu double glazed window to rear aspect and radiator beneath.

### Bathroom 2.24m x 2.03m (7'4" x 6'8")

Having a straight panelled bath with shower and screen over, half pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, extractor fan, shaver point and a PVCu double-glazed frosted window.

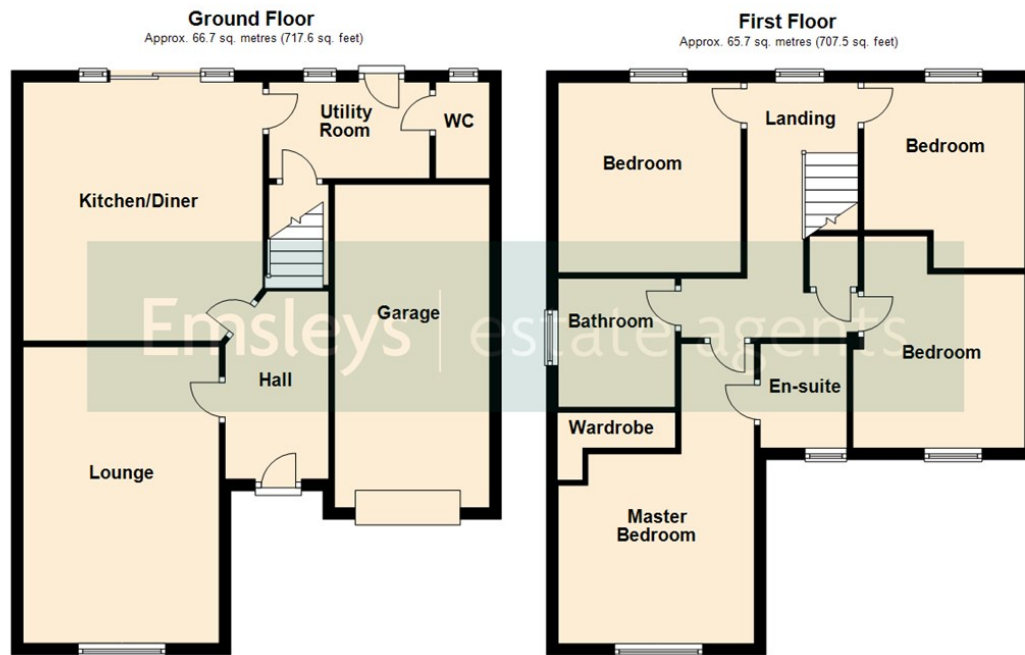
## Exterior

Having a double drive with access to a single integral garage. The rear is of a good size, is mainly laid to lawn with a flagged patio.

## Agents notes

There is a management charge on the estate reviewed annually and currently £72.35 every 6 months the vendor has made us aware of and needs to be confirmed by your conveyancer.





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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