



Fairfield Link | Sherburn In Elmet | LS25 6LT

£515,000

Five bedroom detached | Council Tax Band F | EPC RATING B

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SITUATED IN A 'TUCKED AWAY' POSITION. OPEN-PLAN LIVING/DINING KITCHEN. LARGE GARDEN.

A fine example of modern living perfectly blended with a touch of character. The property boasts five spacious bedrooms and three well-appointed bathrooms, offering ample space for a growing family or for accommodating guests.

The heart of the home is the open-plan kitchen/diner/living room, a space designed for the modern-day chef with all essentials within easy reach. Adjacent to the kitchen is the reception room, an ideal space to entertain guests or for the family to gather and unwind after a long day, plus a games room converted from part of the double garage with the remainder still ideal for storage.

Additionally, parking will never be a worry with ample space available for five vehicles.

For those seeking outdoor relaxation, the property also benefits from a beautifully maintained garden, a perfect spot for alfresco dining or barbecue. The property also takes a step toward sustainability with the installation of solar panels, a feature that not only reduces the carbon footprint but also contributes to energy savings, plus a must now of an EV charger for those with electric vehicles.

The location further enhances the appeal of this property with a front aspect overlooking the communal green. Situated in a neighborhood known for its strong local community, the property is within easy reach of local amenities and nearby schools, making it a convenient place for families.

This property truly offers a unique blend of comfort, convenience, and modern living. Don't miss this opportunity to make this house your home.

Ground Floor

Hall

Extended from the standard design, with an entrance door and side windows, central heating radiator, staircase to the first floor, an under stairs cloaks/storage cupboard and doors to the WC, lounge and kitchen/dining/family room.

WC

Two piece white suite comprising; low level WC, hand wash basin with splashback tiling and half panelling to walls, a central heating radiator and an extractor fan.

Lounge 5.93m x 3.73m (19'5" x 12'3")

Television point, central heating radiator and a feature square bay window overlooking the front garden.

Kitchen/Dining/Family room 10.72m x 3.84m (35'2" x 12'7")

Kitchen area with modern high gloss handleless wall and base units with granite style worktop surfaces over and matching upstand. Integral fridge/freezer, dishwasher, electric ceramic hob, twin 'Neff' slide and hide ovens, an extractor hood and integrated moulded sink unit with an instant hot water tap and mixer. Access door to the utility room and a PVCu double-glazed window overlooking the rear garden. Opening up to the dining area with two central heating radiators, PVCu double-glazed window and additional French doors leading to the rear garden. Feature seating area, down lighters to the ceiling and doors to the games room and utility room.

Utility 1.96m x 1.79m (6'5" x 5'10")

Matching high gloss wall and base units with worktop surfaces over, inset sink unit with side drainer and mixer tap and an integral fridge. Half-glazed side entrance door, concealed central heating boiler and an extractor fan.

Games Room 3.40m x 4.57m (11'2" x 15'0")

Converted part of the double garage with plaster boarded walls, electric heater, power points and a door to the remaining garage space.

Garage

Up-and-over door.

First Floor

Landing

Loft access and a cupboard housing the hot water cylinder.

Master Bedroom 4.93m x 4.17m (16'2" x 13'8")

Fitted mirror fronted 'slide-ropes', central heating radiator and two PVCu double-glazed windows overlooking the front garden. Door to an en-suite.

En-suite

Modern white three piece suite comprising; shower cubicle with 'rain water' shower attachment, pedestal hand wash basin and a low level WC. Central heating radiator, extractor fan and fully tiled walls.

Bedroom 2 3.66m x 3.73m (12'0" x 12'3")

Central heating radiator and a PVCu double-glazed window overlooking the front garden. Door to an en-suite.

En-suite

Modern white three piece suite comprising; shower cubicle with 'rain water' shower attachment, pedestal hand wash basin and low level WC. Central heating radiator, fully tiled walls, an extractor fan and a PVCu double-glazed window.

Bedroom 3 3.30m x 3.38m (10'10" x 11'1")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bedroom 4 3.16m x 3.61m (10'4" x 11'10")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bedroom 5 2.34m x 3.45m (7'8" x 11'4")

PVCu double-glazed window to the rear aspect with a radiator beneath.

Bathroom

Modern white three piece suite comprising; panelled bath with shower and glass screen over, pedestal hand wash basin and low level WC,. Central heating radiator, fully tiled walls, an extractor fan and a PVCu double-glazed window.

Exterior

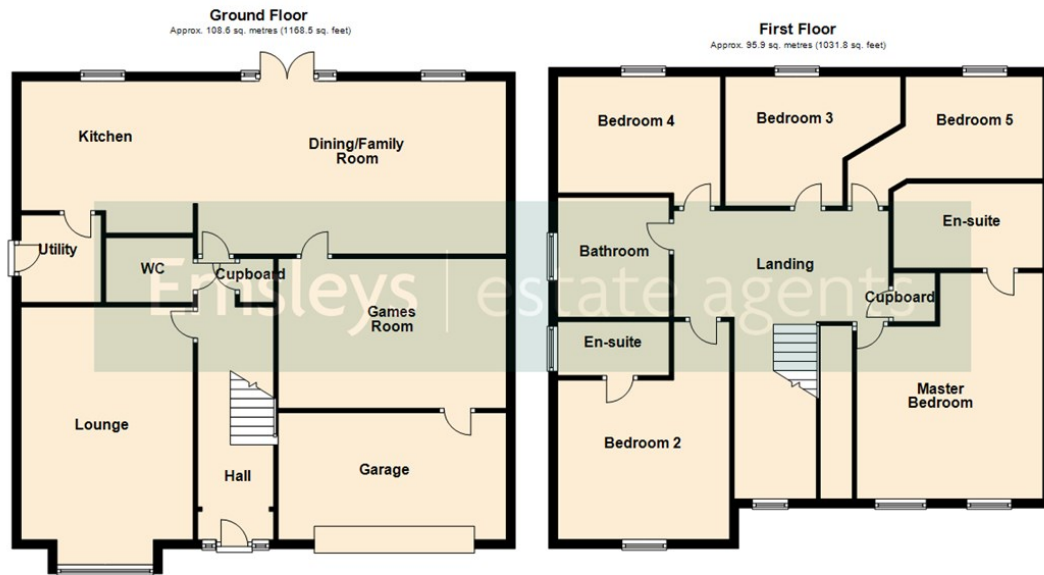
To the front is a large tarmac drive with parking for easily five cars and access to the part storage double garage with an EV charge point. The rear garden is incredible in size with a flagged patio, lawn, decking, lighting and raised flower beds.

Agents notes

The property has a management charge for estate upkeep which the vendor has made us aware is approx £35 per month and reviewed annually. This needs to be confirmed via your solicitor.

There is some very minor cosmetic work required due to the moving of the lounge access door and extended porch, although this is only minor and the asking price has taken this into account.





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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