



Saxon Mews | Sherburn In Elmet | LS25 6PS

Offers Over £375,000

Four bedroom detached house | Council Tax Band E | EPC Rating C

Emsleys | estate agents

TUCKED AWAY LOCATION. PRIVATE GARDEN TO REAR. SUPERBLY PRESENTED FAMILY HOME.

This superbly presented family home is in a delightful position and is not overlooked from the rear. Set within easy reach of Sherburn In Elmet village and easy access to A1/M62 and with close proximity to Leeds, York and Selby. The property briefly comprises; hall, well appointed lounge, superb open-plan living/dining kitchen, utility and guest WC to the ground floor level. The first floor has four well appointed bedrooms with an en-suite to the master and a family bathroom servicing the remaining three. PVCu double-glazing and a gas central heating system. The exterior boasts well manicured gardens to the front and rear and the tarmac driveway provides ample parking for two/three vehicles and accesses a single detached garage with an up-and-over door.

Overall a stunning example of a four bedroom detached family home not to be missed.

Ground Floor

Hallway

Having a double-glazed entrance door and a PVCu double-glazed frosted window. Single panelled central heating radiator, stairs to the first floor landing with doors accessing guest WC, lounge and dining/kitchen.

Lounge 5.05m into window bay x 3.58m (16'7" into window bay x 11'9")

Neutral décor with PVCu double-glazed bay window to the front aspect with a double panelled central heating radiator beneath.

Guest WC 1.75m x 1.24m (5'9" x 4'1")

Half pedestal wall hung wash hand basin with splashback tiling, contemporary push flush WC, PVCu double-glazed frosted window and a single panelled central heating radiator.

Dining/kitchen/living 7.65m x 3.78m (25'1" x 12'5")

Superb living accommodation with bespoke wood effect wall and base units with granite effect work surfaces and splashback tiling. Inset one and a half bowl sink and drainer with mixer tap, integrated four ring gas hob with stainless steel extractor and glass surround, integrated oven, microwave, fridge, freezer and dishwasher. Two PVCu

double-glazed windows to the rear aspect with PVCu sliding patio doors, two double panelled central heating radiators, ceiling down lighters, large store cupboard and tiled flooring to the kitchen area. Door to the utility room.

Utility room 1.93m x 1.70m (6'4" x 5'7")

Wall and base units matching the kitchen with a stainless steel sink and drainer, laminate work surface with matching splashback and space for a tumble dryer and plumbing for a washing machine. Continuation of tiled flooring from the kitchen, wall unit housing the boiler, double-glazed side entrance door, extractor, ceiling down lighters and a single panelled central heating radiator.

First Floor

Landing

Single panelled central heating radiator, loft hatch and doors accessing all rooms.

Master bedroom 3.61m x 3.71m (11'10" x 12'2")

Fitted wardrobes into the alcove, PVCu double-glazed window to the front aspect with a single panelled central heating radiator beneath. Door to the en-suite.

En-suite 2.51m x 1.24m (8'3" x 4'1")

Fully tiled double shower cubicle enclosure with a 'Hydramax' shower, half pedestal wall hung wash hand basin with mirror over and a chrome mixer tap, contemporary push flush WC, chrome wall mounted central heated towel warmer, shaver point, down lighters, vented extractor and a PVCu frosted double-glazed window.

Bedroom two 3.84m x 2.82m (12'7" x 9'3")

Fitted wardrobes to the alcove, PVCu double-glazed window to the front aspect with a single panelled central heating radiator beneath.

Bedroom three 3.40m x 2.92m (11'2" x 9'7")

PVCu double-glazed window to the rear aspect with a single panelled central heating radiator beneath.

Bedroom four 2.79m x 2.29m (9'2" x 7'6")

PVCu double-glazed window to the rear aspect with a single panelled central heating radiator beneath.

Bathroom 3.25m into door recess x 1.75m (10'8" into door recess x 5'9")

Comprising; a straight panelled bath with shower screen and 'Hydramax' shower over, tiled surround, half pedestal wall hung wash hand basin with mirror over and a contemporary push flush WC. Wall hung chrome central heated towel warmer, shaver point, ceiling down lighters, vented extractor, PVCu frosted double-glazed window and a cylinder cupboard.

Exterior

The front has a lovely array of flowers surrounding the window bay area with a bedding section and flagged foot way accessing the main entrance door. Tarmac driveway provides parking for two/three vehicles and accesses a single detached garage with an up-and-over door. The rear garden is enclosed having an excellent degree of privacy and is not overlooked. There is a delightful flagged patio having a hot tub (available upon negotiation) with the remaining area being laid to lawn, a raised timber bedding section with a further bedding area to the rear and a flagged area behind the garage which is currently used as a bin/storage area.

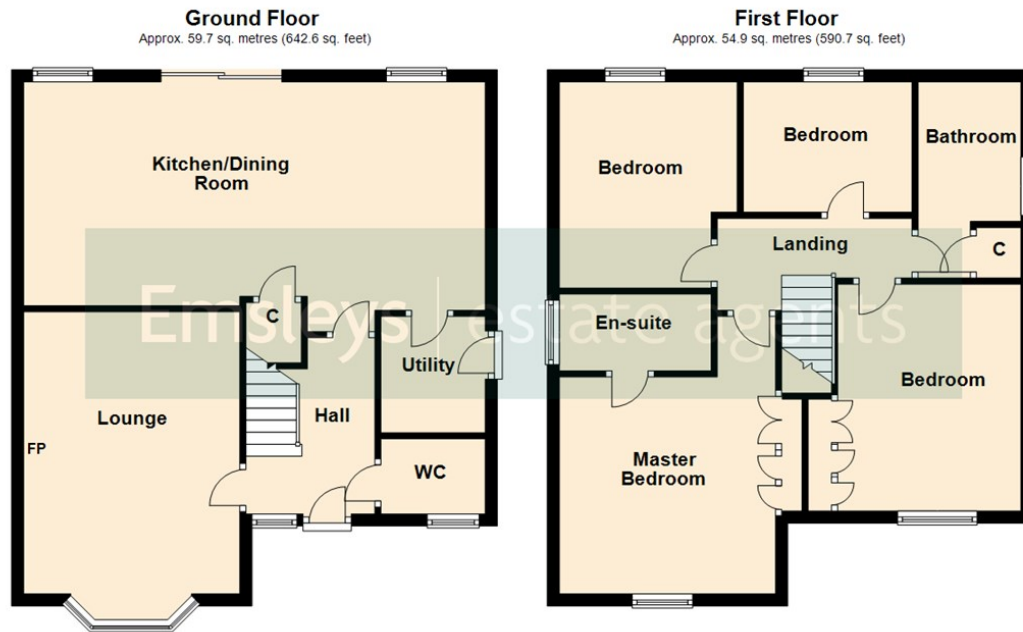
Directions

Leaving our Sherburn office turn right onto Low Street towards the traffic lights. At the traffic lights turn right onto Moor Road. Continue for approximately one mile and at the second mini-roundabout turn right onto Saxon Way following the road around to the right, then taking the first left into Saxon Mews and follow the road where the property is easily identified by the Emsleys for sale board.

Agents notes

There is a management charge on the estate which is reviewed annually and is currently £186.80 per annum.





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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