



Park Avenue | Sherburn In Elmet | LS25 6EF

New Price £235,000

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

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VACANT POSSESSION. EXTENDED FAMILY HOME. FAR REACHING VIEWS TO THE REAR.

A delightful property offered with no chain and vacant possession, ready to move in to or potentially to be transformed to suit your personal style.

Boasting three well proportioned bedrooms, offering ample space for a growing family or for those who desire extra room for guests or home office set-ups. A single well-appointed bathroom serves these bedrooms, presenting an efficient layout for daily routines and guest accommodation alike.

The heart of the home lies in its dual reception rooms, which provide a substantial living area and a versatile space that could be utilised for a variety of purposes. Whether you envisage a formal dining room, a relaxed family room, or a dedicated entertainment area, the potential to craft your ideal living environment is readily available.

The property also features a functional kitchen, where culinary enthusiasts can enjoy preparing meals and entertaining guests.

Outside, the property benefits from a garage and parking facilities for one car to the drive, providing convenience for vehicle owners and extra storage space.

Notably, the property is ideally situated with easy access to public transport links and local amenities, providing all the essentials within easy reach. Furthermore, residents will benefit from being part of a strong local community, adding to the appeal of this attractive property.

To summarise, this extended semi-detached house presents a rare opportunity to acquire a home that combines space, functionality and location, making it an excellent choice for a variety of potential buyers.

Ground Floor

Entrance Hall

PVCu double-glazed entrance door, radiator, stairs to the first floor and door to the lounge.

Lounge 4.17m x 3.73m (13'8" x 12'3")

PVCu double-glazed window to the front aspect, focal fireplace, radiator and a door to the kitchen.

Kitchen 2.84m x 4.72m (9'4" x 15'6")

Having a modern range of gloss white handleless wall,

base units and pan drawers. Co-ordinating work surfaces and matching upstand. One and a half bowl ceramic sink and drainer. Integrated eye-level oven, four ring gas hob with extractor over and stainless steel splashback. Plumbing for a washing machine and dishwasher. PVCu double-glazed side entrance door, down lighters to the ceiling, tiled floor and a door to dining/family room.

Dining/Family Room 3.10m x 4.47m (10'2" x 14'8")

French doors to the rear garden, PVCu double-glazed window, radiator and a door to the WC.

WC

Low flush WC, pedestal wash hand basin, part tiled walls and flooring and PVCu double-glazed frosted windows to the side and rear aspects.

First Floor

Landing

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

Bedroom 4.19m x 2.41m (13'9" x 7'11")

PVCu double-glazed window to the front aspect, radiator and a fitted wardrobe.

Bedroom 2.95m x 2.49m (9'8" x 8'2")

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

Bedroom 2.94m x 2.35m (9'8" x 7'9")

PVCu double-glazed window to the front aspect, radiator and a cupboard over the stairs bulkhead.

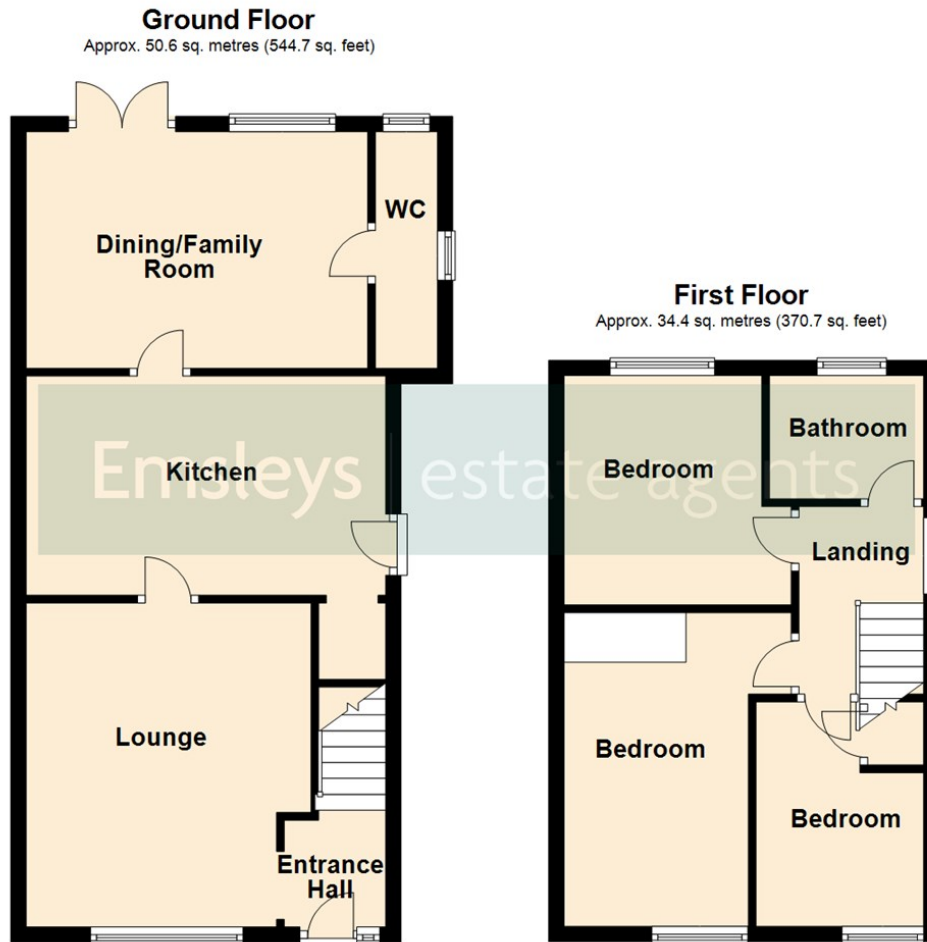
Bathroom 1.63m x 2.18m (5'4" x 7'2")

Comprising; a 'P'-shaped bath with screen and shower over, pedestal wash hand basin and a push flush WC. Tiled floor and part tiled walls, chrome central heated towel warmer and a PVCu double-glazed frosted window.

Exterior

To the front is an open lawn garden, tarmac drive for one car and access to a single garage. The rear garden is well enclosed with a decked patio, raised pond, shed and lawn.





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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