



Orchard Drive | Sherburn In Elmet | LS25 6GJ

£399,950

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

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*****STUNNING FAMILY HOME - INCREDIBLE SIZED PLOT - DOUBLE GARAGE - TUCKED AWAY ENVIABLE POSITION*****

This family home which has been finished to a high standard throughout and briefly comprises to the ground floor; entrance hallway, two reception rooms, a kitchen/diner, utility and WC. Having four well appointed bedrooms to the first floor with an en-suite to the master and a bathroom serving the remaining three. PVCu double-glazing with gas central heating system. Superb sized well enclosed gardens, being mainly laid to lawn to the rear with an extra large drive with parking for four cars on the double driveway accessing the double detached garage. Close to A1/M1/M62, Leeds, York, Selby and amenities within walking distance of Sherburn village. Overall a stunning example of a four bedroom detached family home.

Ground Floor

Hallway

Double-glazed entrance door, single panelled central heating radiator, doors accessing both reception rooms and kitchen/diner. Stairs to the first floor.

Reception Room 3.00m x 3.30m (9'10" x 10'10")

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

Lounge 4.04m x 3.25m (13'3" x 10'8")

Having a focal media wall with feature log effect glass fronted electric fire, single panelled central heating radiator and PVCu double-glazed window to the front aspect.

Kitchen/Diner 2.90m x 6.15m (9'6" x 20'2")

Having a range of white gloss wall and base units with wood effect laminate work surfaces and splashback tiling, inset stainless steel one and a half bowl sink and drainer. Integrated oven with four ring gas hob and stainless steel extractor overhead, integrated fridge and freezer and integrated dishwasher. Tiled flooring, PVCu double-glazed window and French door to the rear. Double panelled central heating radiator to the dining area and door to the utility room.

Utility Room 1.85m x 1.57m (6'1" x 5'2")

Matching base and wall units, worksurface with splashback from kitchen with recess and space for a tumble dryer and washing machine. Continuation of flooring from the kitchen, extractor, wall mounted boiler and double-glazed rear entrance door and door to WC.

WC

Push flush WC and pedestal wash hand basin with splashback tiling. Single panelled central heating radiator. PVCu double-glazed frosted window.

First Floor

Landing

Having a large storage cupboard, loft hatch, PVCu double-glazed window to the side aspect and doors accessing all rooms.

Master Bedroom 3.51m x 3.33m (11'6" x 10'11")

Single panelled central heating radiator, PVCu double-glazed window to the rear aspect and door to the en-suite.

En-suite

Recessed single shower enclosure with bi-fold door, pedestal wash hand basin and push flush WC Single panelled central heating radiator, extractor, white wash wood plank design 'Cushionfloor' and PVCu double-glazed frosted window.

Bedroom 3.48m x 2.62m (11'5" x 8'7")

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

Bedroom 2.49m x 2.26m (8'2" x 7'5")

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

Bedroom 3.02m x 2.82m (9'11" x 9'3")

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

Bathroom 1.93m x 2.49m (6'4" x 8'2")

A white three piece suite comprising; straight panelled bath, pedestal wash hand basin and push flush WC. Part tiled walls, extractor, single panelled central heating

radiator, white wash wood plank design 'Cushionfloor' and PVCu double-glazed frosted window.

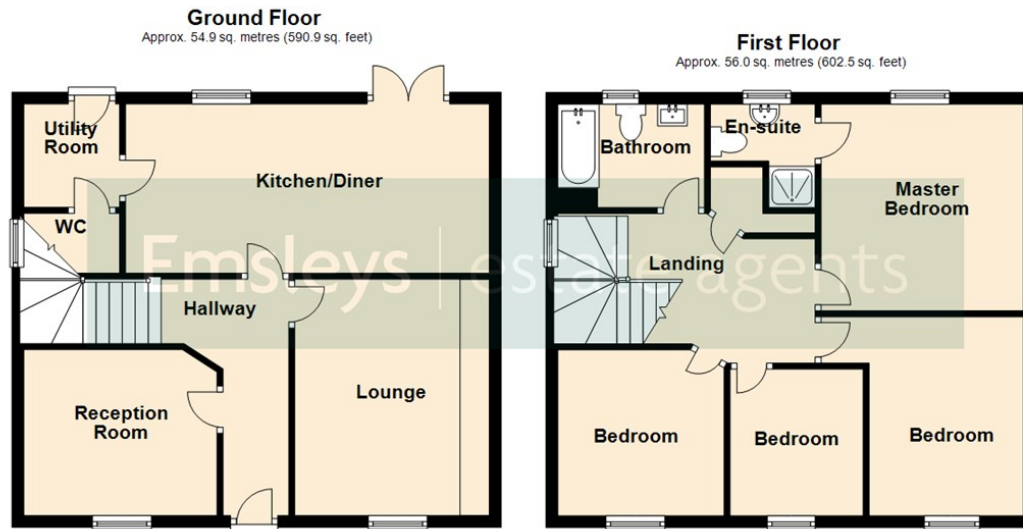
Exterior

Tucked away at the head of the cul de sac having an open lawn front garden with a large tarmac drive giving ample parking for 4 vehicles and access to a detached double garage. The rear garden is well enclosed and of a good size with flagged patio behind garage and majority lawn.

Agents notes

There is a management charge on the estate reviewed annually which is to be confirmed.





Total area: approx. 110.9 sq. metres (1193.4 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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