



Bishops Court | Sherburn In Elmet | LS25 6QU

£425,000

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

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*****STUNNING FAMILY HOME * LARGE ENCLOSED GARDEN * POPULAR LOCATION * DECEPTIVELY LARGE HOME*****

This superb family dwelling boasts four generously sized bedrooms and two well-appointed bathroom facilities, promising comfortable living spaces for all members of the family. A well-designed open plan dining/kitchen caters to all culinary needs, with utility room, while the single reception room provides a cosy area for family gatherings or entertaining guests.

The property also offers several unique features that contribute to its appeal. An integral garage provides secure off-road parking, a valuable asset for any suburban home. Additional parking spaces are available with the double drive for two, offering convenience for homeowners with multiple vehicles or frequent guests. The property also features a large garden, creating a tranquil outdoor space where residents can enjoy entertaining or relaxing.

Situated in an area with excellent public transport links, the property offers easy access to various amenities and destinations. Schools are nearby, making this an ideal location for families with school-aged children. Local amenities are also within a short distance, ensuring that daily necessities are comfortably met. The strong local community adds to the charm of the location, providing a friendly and welcoming environment for all residents.

While the property's physical characteristics are undoubtedly impressive, it also offers the advantages of a superb location and an array of unique features. Its combination of comfort, convenience, and community makes it a highly desirable home for any prospective buyer. This property promises an excellent quality of life for its future owners, inviting them to become a part of its welcoming community.

Ground Floor

Hall

Composite double-glazed entrance door, radiator, cupboard, stairs to the first floor landing and doors to the WC, lounge and kitchen/diner. Porcelain tiled floor.

WC

Pedestal wash hand basin, WC, radiator and a PVCu double-glazed frosted window. Half tiled walls and tiled flooring.

Lounge 5.18m into bay x 3.48m (17'0" into bay x 11'5")

PVCu double-glazed window to the front bay with a radiator beneath and additional radiator.

Kitchen/Diner 3.81m x 7.54m (12'6" x 24'9")

Boasting a stunning fitted kitchen with wall and base units with pan drawers, integrated four ring gas hob, extractor, eye level oven, fridge, freezer and a dishwasher. PVCu double-glazed window to the rear aspect, French doors, radiator, downlighters to the ceiling and a door to the utility room. Continuation of flooring from hall and contemporary radiator.

Utility Room 3.15m x 1.73m (10'4" x 5'8")

Matching base units with sink and drainer, space for a tumble dryer and plumbing for a washing machine. Radiator, composite double-glazed door to the rear garden and a door to the integral single garage. Continuation of flooring from kitchen.

First Floor

Landing

Doors accessing all bedrooms. Radiator and hatch to part boarded loft.

Master Bedroom 3.91m x 3.45m (12'10" x 11'4")

PVCu double glazed window to front aspect, radiator and door to en-suite.

En-suite

Large shower enclosure, half pedestal wash hand basin and unit housed push flush WC. Shaver point, PVCu double-glazed frosted window, downlighters to the ceiling and a chrome central heated towel warmer. Half tiled walls and floor.

Bedroom 3.18m x 3.45m (10'5" x 11'4")

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

Bedroom 5.15m x 2.67m (16'11" x 8'9")

PVCu double-glazed window to the side aspect, two skylights and a radiator.

Bedroom 3.00m x 2.87m (9'10" x 9'5")

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

Bathroom

Comprising; a straight panelled bath, large shower cubicle, half pedestal wash hand basin and a unit house push flush WC. PVCu double-glazed frosted window, downlighters, chrome central heated towel warmer and an extractor. Part tiled walls and floor.

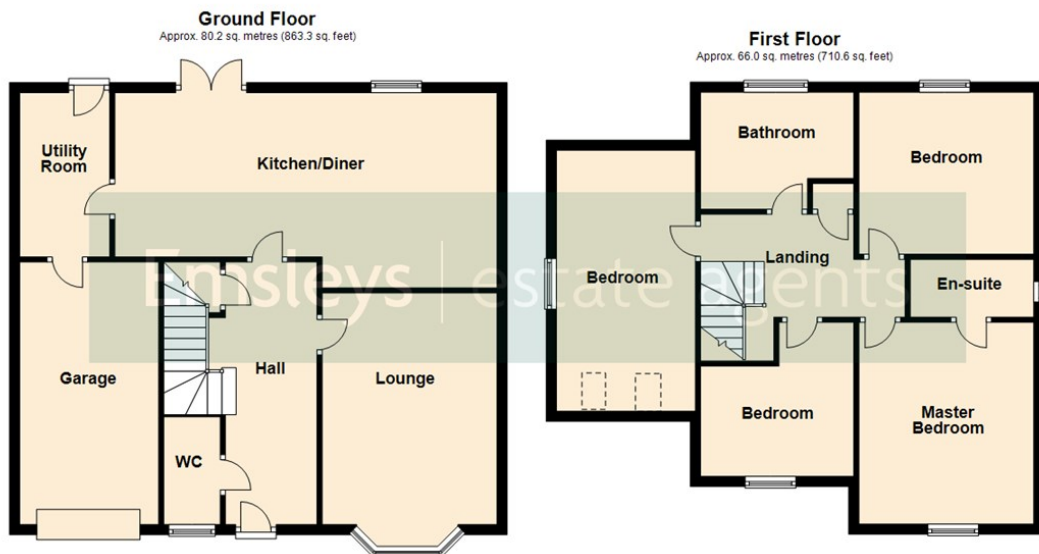
Exterior

To the front is a double tarmac drive accessing a single integral garage. The rear garden is well enclosed, has a porcelain patio and is mainly laid to lawn which is of a really good size for a property of this type.

Agents notes

We have been made aware the estate has a management charge to be paid annually and reviewed annually which is expected to be around £112.57 which would need to be confirmed via your solicitor.





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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