



Rose Avenue | Sherburn In Elmet | LS25 6AY £249,950

Three Bedroom Semi-Detached House | Council Tax Band C | Epc Rating D

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This immaculate semi-detached property, listed for sale, is a perfect blend of elegance and comfort. Designed meticulously, the property boasts a generous reception room, an open-plan layout, and an abundance of natural light streaming through the large windows. This space also offers direct access to a beautifully maintained garden, providing a serene outdoor space for entertaining or simply relaxing.

The property offers three tastefully decorated bedrooms - two double and one single, catering to the needs of families and couples alike. The bedrooms are well-proportioned, offering ample space for personalisation.

The house comes with a modern bathroom that features a rain shower and a heated towel rail. These details add a touch of luxury to the property, offering a spa-like experience in the comfort of your own home.

The property also includes a fully equipped kitchen, perfect for the home chef. It's a space that's been designed with functionality and style in mind.

One of the unique features of this property is the availability of a garage/workshop and ample parking space. This feature brings with it not only convenience but also a sense of security.

The location of the property is desirable, being in close proximity to public transport links, nearby schools, and local amenities.

Ideal for families and couples, this property provides a harmonious blend of style, comfort, and convenience. Take advantage of this opportunity to own a home that's been designed with attention to detail and a focus on quality living.

Ground Floor

Hall

Enter the property through a composite door with side windows to a warm and welcoming hallway with a central heating radiator and laid with wood grain effect laminate flooring. Bespoke storage is fitted under the stairs to provide space for cloaks and shoes etc. A staircase rises to the first floor.

Lounge/Dining Room 6.73m x 3.15m (22'1" x 10'4")

A spacious living/dining room flooded with natural light from the dual aspect. The dining area provides room for a table and chairs and is open to the kitchen;-

Kitchen Area 2.54m x 2.54m (8'4" x 8'4")

Fitted with classic shaker style wall and base units with wood grain effect work surfaces over which incorporate a sink with side drainer and mixer tap and a Belling range style cooker with extractor hood over. Space for a tall fridge freezer, dishwasher and washing machine. Two double-glazed windows to the rear and side aspect.

Sun Room 1.63m x 2.11m (5'4" x 6'11")

With central heating radiator and French double-glazed doors giving direct access to the rear garden.

Shower Room

Beautifully finished and fitted with a grey gloss suite which includes a vanity hand wash basin and concealed cistern w.c. A separate walk in enclosure is served with a mains fed 'soaker' style shower and has marble effect laminate panels and a glass screen. In addition a ladder style central heating radiator, extractor fan, laminate panelling with down lights to the ceiling and a double-glazed window to the side elevation.

Landing

With double-glazed window to the side elevation.

First Floor

Bedroom 1 3.00m x 4.11m (9'10" x 13'6")

A double bedroom with a range of wardrobes to one wall. Central heating radiator and double-glazed window overlooking the front.

Bedroom 2 3.72m x 2.52m (12'2" x 8'3")

A second double bedroom with a built in cupboard, central heating radiator and double-glazed window to the rear.

Bedroom 3 2.78m x 2.38m (9'1" x 7'10")

A large single bedroom with central heating radiator and double-glazed window to the rear.

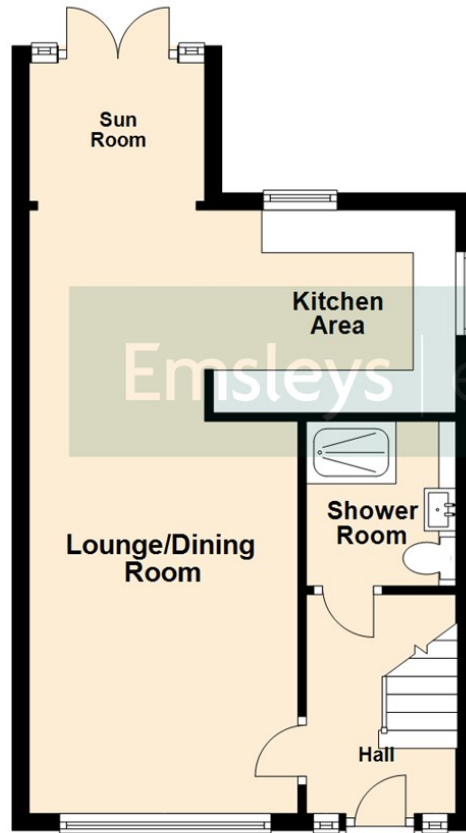
Exterior

The property is accessed to the front where there is a pretty lawned garden with planted flower beds and a driveway providing off road parking and leading to the side. The side of the property is secured with tall timber gates and provides a useful space for the storage of gardening utilites, exterior water supply, bins and the like. The driveway extends to the garage/workshop which has an up and over door, power and light.

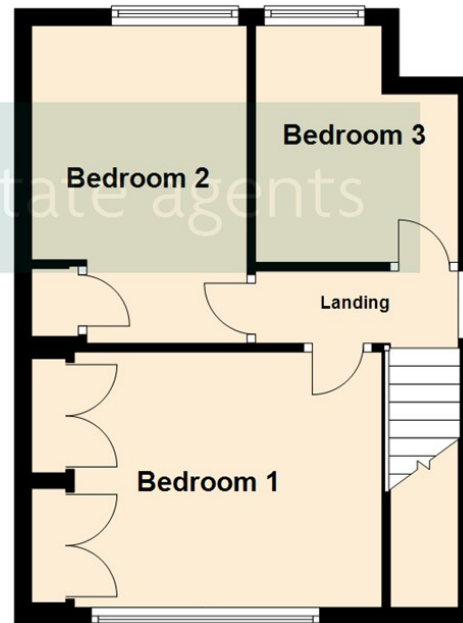
The rear garden is fully enclosed and a true delight and credit to the present owners offering a tranquil oasis to sit and enjoy the sunshine. A patio provides an outdoor entertaining area along with a covered pergola, a water feature and garden shed. Stocked well with a wide variety of shrubs, flowering perennials and climbers to create a peaceful and beautiful space.



Ground Floor
Approx. 38.0 sq. metres (408.9 sq. feet)



First Floor
Approx. 34.4 sq. metres (369.8 sq. feet)



Total area: approx. 72.4 sq. metres (778.8 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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

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