



Bedford Drive | Sherburn In Elmet | LS25 6QH    Guide Price £385,000

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

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\*\*\*BEAUTIFULLY PRESENTED \* SOUGHT AFTER LOCATION \*  
CLOSE TO AMENITIES \* MUST BE SEEN\*\*\*

A lovely family home built by 'Redrow Homes' based on the 'Marlow' layout. Briefly comprising; hall, lounge, kitchen/diner, utility room and WC. The first floor has four bedrooms, the master having an en-suite and fitted wardrobes and a bathroom serves the remaining three bedrooms. Having a double drive and integral single garage with a large garden to the rear. Close to amenities and motorway links.

Call now to arrange your viewing.

## Ground Floor

### Hall

Entrance door, tiled floor continuing into the kitchen, radiator, stairs to the first floor landing and a door to the lounge.

### Lounge 5.15m x 3.38m (16'11" x 11'1")

PVCu double-glazed window to the front aspect with a fitted shutter blind and a radiator beneath. Fitted dresser to one wall providing additional storage.

### Kitchen/Diner 4.50m x 4.17m (14'9" x 13'8")

A stunning open-plan kitchen/diner with two PVCu double-glazed windows and patio sliding doors between facing the rear garden. Having a range of wall and base units with co-ordinating work surfaces, matching upstand and splashback tiling. Integrated double oven, hob with extractor over, dishwasher and a fridge/freezer. Door to the utility room.

### Utility Room 1.68m x 2.79m (5'6" x 9'2")

Matching base unit, work surface, upstand and tiling. PVCu double-glazed window to the rear. entrance door to the garden, cupboard, sink and drainer, plumbing for a washing machine and a door to the WC.

### WC

Wash hand basin and WC, tiled floor from utility, radiator and a PVCu double-glazed frosted window.

## First Floor

### Landing

PVCu double-glazed window to the rear aspect with a radiator beneath and a cylinder cupboard.

### Master Bedroom 3.20m x 3.41m (10'6" x 11'2")

Fitted wardrobe and a PVCu double-glazed window to the front aspect with a radiator beneath.

### En-suite

Having a double shower enclosure, half pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, extractor fan, tiled flooring, shaver point and a PVCu double-glazed frosted window.

### Bedroom 3.88m x 2.79m (12'9" x 9'2")

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

### Bedroom 3.30m x 3.18m (10'10" x 10'5")

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

### Bedroom 3.23m x 2.77m (10'7" x 9'1")

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

### Bathroom

Having a straight panelled bath with shower and screen over, half pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, extractor fan, tiled flooring, shaver point and a PVCu double-glazed frosted window.

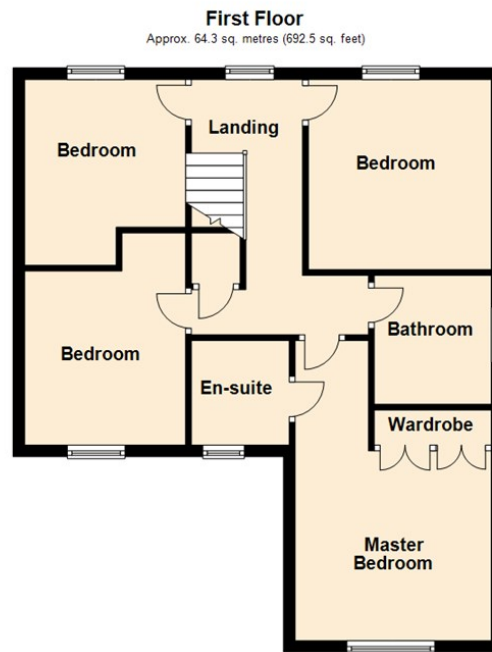
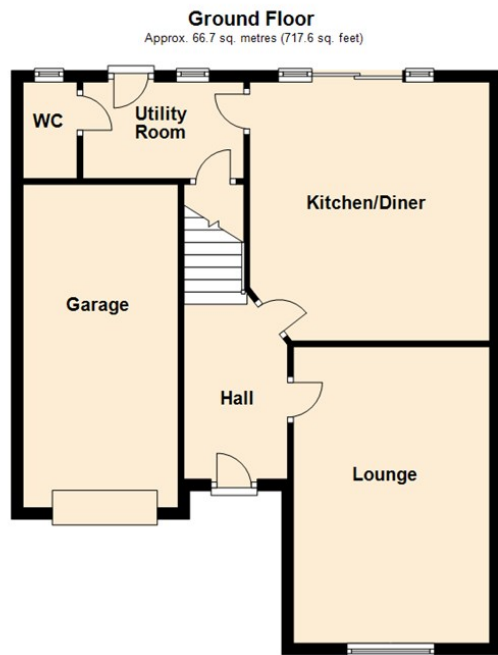
### Exterior

Having a double drive with access to a single integral garage. The rear is of a good size, is mainly laid to lawn with two flagged patios.

### Agents Notes

There is a management charge on the estate which is reviewed annually and is currently £118.80.





Total area: approx. 131.0 sq. metres (1410.1 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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