



Eversley Mount | Sherburn In Elmet | LS25 6AW £180,000

Three bedroom extended semi-detached | Council Tax Band A | EPC Rating D

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EXTENDED FAMILY HOME. OPEN PLAN KITCHEN/DINER. EN-SUITE. PARKING FOR TWO CARS.

An extended home which boasts three generously proportioned bedrooms, ensuring ample space for the whole family. The property further benefits from a well-appointed bathroom and en-suite to master providing convenience and ease to everyday living.

The heart of the house lies in the single reception room, providing an area of relaxation and entertainment for the family. There is also a spacious kitchen/diner that offers the perfect space for cooking and dining, with a useful utility area created from the former kitchen.

One of the standout features of this property is the ample parking space for two cars, a real advantage in today's busy modern world. The property also includes an enclosed rear garden.

Location-wise, this property is ideally situated with excellent public transport links nearby, making commuting hassle-free. It is also conveniently located near schools and local amenities, providing all the essentials within easy reach. Additionally, the property is nestled within a strong local community, offering a friendly and inviting atmosphere to its residents.

Do not miss this opportunity to own a home that wonderfully combines comfort and convenience. This semi-detached house could be the perfect property you have been looking for. Contact us today to arrange a viewing.

Ground Floor

Entrance Hall

PVCu double glazed entrance door, stairs to first floor landing, tiled floor, radiator, coving to ceiling, door to lounge and open recess to utility.

Lounge 5.54m x 3.30m (18'2" x 10'10")

PVCu double glazed window to front aspect, radiator, coving to ceiling with focal fireplace.

Utility Area 3.38m x 2.26m (11'1" x 7'5")

A useful utility with base unit, wall unit, worksurface, coving to ceiling and open recess to kitchen/diner.

Kitchen/Diner 2.74m x 5.18m (9'0" x 17'0")

Having a range of cream gloss wall and base units, coordinating worksurfaces with splashback tiling. One and

half bowl sink and drainer, integrated eye level oven, four ring gas hob with extractor over, plumbing for washing machine and dishwasher. Ceiling downlighters to kitchen area, PVCu double glazed window, central hanging light to dining area and PVCu double glazed french doors to rear garden.

First Floor

Landing

PVCu double glazed frosted window to side aspect.

Bedroom 3.53m x 3.68m (11'7" x 12'1")

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

En-suite

Comprising a corner shower cubicle, pedestal wash hand basin and push flush WC. PVCu double glazed frosted window, ceiling downlighters and extractor fan.

Bedroom 3.81m x 2.69m (12'6" x 8'10")

PVCu double glazed window to front aspect and radiator.

Bedroom 2.84m x 1.96m (9'4" x 6'5")

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

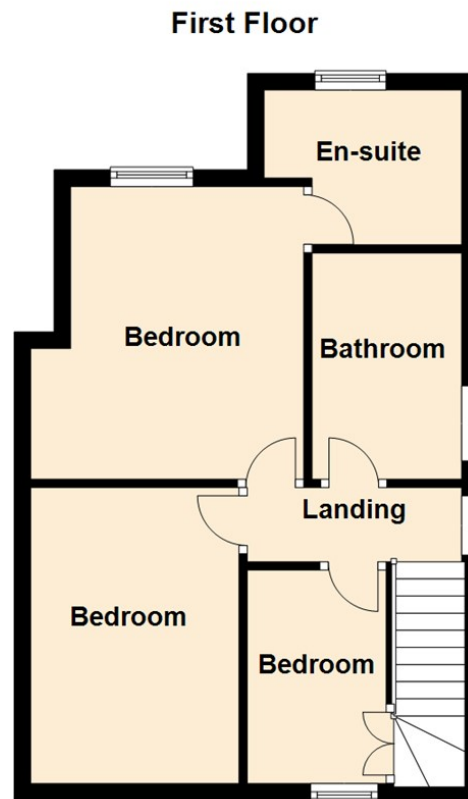
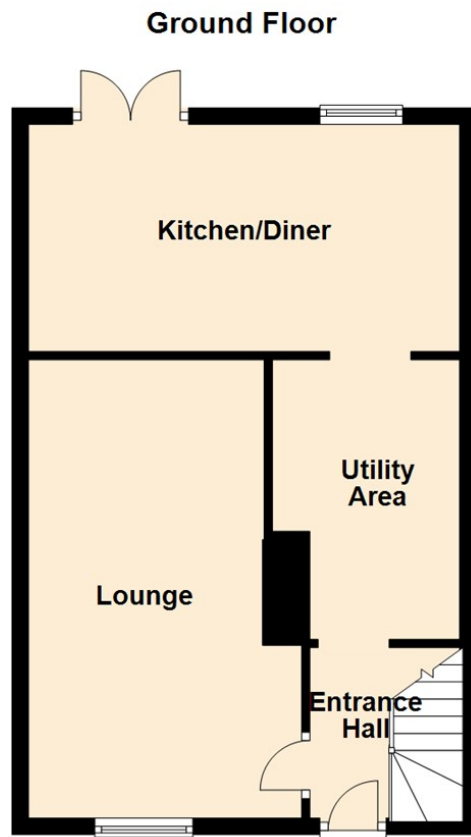
Bathroom 2.64m x 1.88m (8'8" x 6'2")

Comprising a straight recessed tiled surround bath, vanity housed wash hand basin with unit housed push flush WC. PVCu double glazed frosted window. Downlighters to ceiling, extractor fan and chrome central heated towel warmer.

Exterior

To the front is a block paved double driveway with a small planted area. A timber gate accesses the rear via the side. The rear garden has a pebbled area, raised lawn area and useful outbuilding.





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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