



Brunswick Crescent | Sherburn | LS25 6GE

£385,000

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

Emsleys | estate agents

INCREDIBLE SIZE PLOT. TUCKED AWAY LOCATION. FORMER SHOW HOME. RARE OPPORTUNITY.

An immaculate family home, originally the former show home which is situated on an extra large plot and boasts a host of unique features that are certain to appeal to a wide range of prospective buyers.

Set over three floors in a conventional manner, the property comprises of four spacious bedrooms with two en-suite and family bathroom. The ground floor boasts a modern open plan kitchen/diner with utility room, WC and a generous reception room, ideal for family gatherings or hosting guests. The property's layout has been thoughtfully designed to maximise space and provide a comfortable living environment.

One of the standout features of this property is its exterior. A large well-maintained garden to the front and enclosed to the rear provides a tranquil space for relaxation, and the inclusion of a separate double garage and additional parking facilities add a practical touch to this elegant home.

Located in a neighbourhood with excellent public transport links, nearby schools, and a range of local amenities, this residence is not just a house but a home in a thriving community. The area has a strong local community spirit, making it an ideal location for those looking to settle down and integrate with their surroundings.

The interior is in immaculate condition, reflecting the high standard of care the property has received over the years. This house is a perfect blend of sophistication and comfort, providing an excellent opportunity for those seeking a quality home in a desirable location.

In summary, this is a fantastic opportunity to purchase a high-quality, detached house in a sought-after location. Its combination of an excellent location, unique features, and immaculate condition make it a must-see property.

Ground Floor

Hall

Double glazed entrance door, radiator and PVCu double glazed window to side aspect, stairs to first floor with under cupboard and doors to rooms.

WC

Half tiled walls, push flush WC and corner pedestal wash hand basin. Tiled flooring, radiator, extractor fan and downlighters to ceiling.

Lounge 3.76m x 3.94m (12'4" x 12'11")

Focal fireplace with electric fire, PVCu double glazed window to front aspect and radiator beneath.

Kitchen/Diner 2.82m x 5.51m (9'3" x 18'1")

Having a range of white wall and base units with 'Quartz' worktops and matching upstand. Inset one and half sink. Integrated double oven, electric hob with extractor over and splashback matching worktops. Fridge, freezer and dishwasher. Downlighters to ceiling with tiled floor, PVCu double glazed window to rear, radiator and french doors to garden. Door to utility room.

Utility Room 1.60m x 2.29m (5'3" x 7'6")

Continuation of flooring from kitchen, matching base units and worktops, integrated washing machine, downlighters to ceiling, wall unit housing boiler, radiator and door to side.

First Floor

Landing

PVCu double glazed window to side aspect, store cupboard, stairs to second floor and doors to rooms.

Master Bedroom 3.23m x 3.94m (10'7" x 12'11")

PVCu double glazed window to front aspect, radiator and fitted wardrobe. Door to en-suite.

En-suite 1.75m x 1.75m (5'9" x 5'9")

Half tiled walls and fully tiled shower enclosure, push flush WC and pedestal wash hand basin. Tiled flooring, chrome central heated towel warmer, extractor fan, downlighters to ceiling and PVCu double glazed frosted window.

Bedroom 2.90m x 2.90m (9'6" x 9'6")

Fitted wardrobe, PVCu double glazed window to rear aspect and radiator.

Bedroom 2.90m x 2.51m (9'6" x 8'3")

PVCu double glazed window to rear aspect and radiator.

Bathroom 2.06m x 1.65m (6'9" x 5'5")

Fully tiled comprising straight panelled bath with shower screen, pedestal wash hand basin and push flush WC.

Chrome central heated towel warmer, downlighters to ceiling, extractor fan and PVCu double glazed frosted window.

Second Floor

Landing

PVCu double glazed window to side aspect.

Bedroom 4.14m x 3.39m (13'7" x 11'1")

PVCu double glazed window to rear aspect and skylight to front, radiator and cupboard.

En-suite 1.45m x 1.96m (4'9" x 6'5")

Fully tiled comprising shower enclosure, pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, downlighters to ceiling, extractor fan and double glazed skylight.

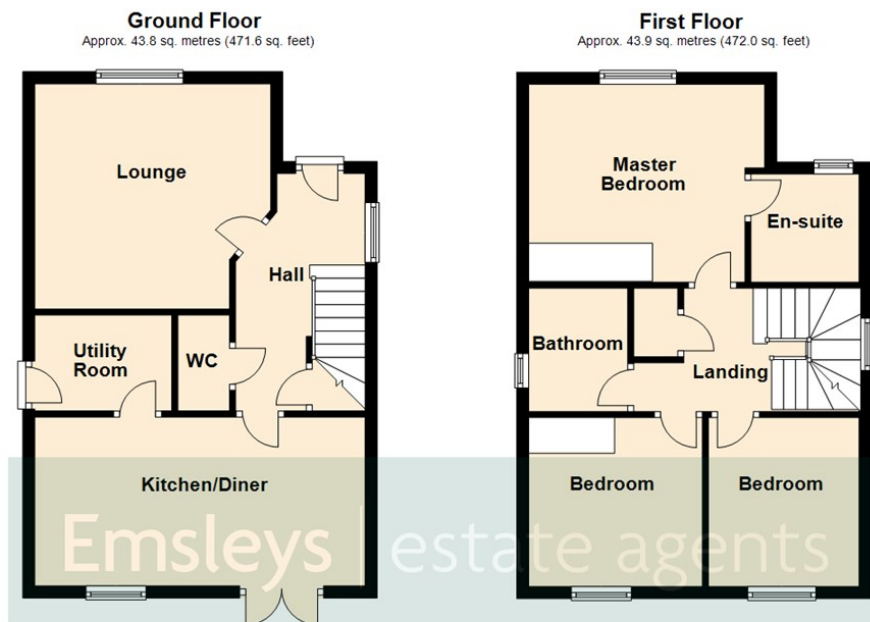
Exterior

Tucked away enviably with an incredible sized plot due to being the original former show home. Having a large lawn front with privacy hedge, tarmac drive with space for several vehicles and access to a double detached garage. The rear garden is well enclosed and mainly lawned with a planted area having shrubs and trees.

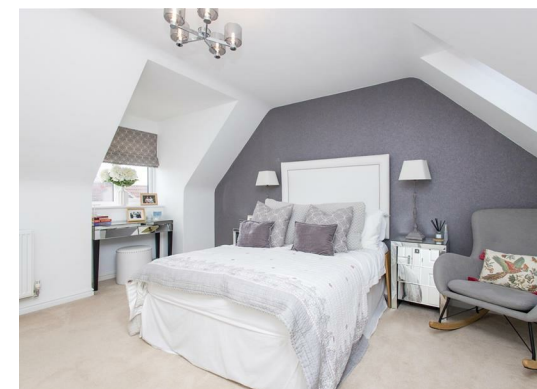
Agents notes

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





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

Emsleys | estate agents