



Park Avenue | Sherburn In Elmet | LS25 6EF £315,000

Three bedroom detached | Council Tax Band D | EPC Rating D

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STUNNING EXTENDED FAMILY HOME. THREE DOUBLE BEDROOMS. ORANGERY. AMPLE PARKING.

Presenting an immaculate family home, a residence that embodies perfect family living. This property showcases an appealing blend of traditional charm with modern comfort, offering a seamless open-plan design that creates a sense of space and fluidity.

The house comprises three well-appointed double bedrooms, a sizeable modern bathroom, and a separate kitchen - providing all the essentials for comfortable living. Further enhancing the appeal of the property are the two spacious reception rooms which flow from front to rear with open plan to the orangery off the dining room, ideal for entertaining guests or spending quality time with family.

Particular attention must be drawn to the unique features of this property. It benefits from a garage and ample parking spaces for three cars, providing the utmost convenience for multiple vehicle owners. The inclusion of a well-maintained garden offers an opportunity for outdoor relaxation and perhaps a spot of gardening.

Location-wise, the property is a winner. It enjoys a prime position with easy access to public transport links, perfect for commuters. Families will appreciate the proximity to local schools, making the morning run a breeze. Additionally, the local amenities are within easy reach, ensuring you have everything you need right on your doorstep. The strong local community further adds to the charm of the area, offering a welcoming environment for all residents.

Overall, this house provides a perfect blend of comfortable living spaces, convenient location, and a strong community spirit. Take advantage of this opportunity to own a home that delivers on all fronts. Don't miss out on this exceptional property.

Ground Floor

Entrance Hall

Composite entrance door with PVCu double glazed frosted panel to one side. PVCu double glazed window, radiator and door leading to lounge.

Lounge 4.09m x 3.58m (13'5" x 11'9")

Having a granite feature fire surround with gas fire, PVCu double glazed window to front aspect and central heating

radiator. Coving to ceiling, laminate flooring, door to stairs to first floor and double doors leading to dining room.

Dining Room 2.57m x 2.92m (8'5" x 9'7")

Central heating radiator, continuation of laminate flooring from lounge, coving to ceiling, open recess to kitchen and open plan to orangery.

Orangery 2.49m x 2.74m (8'2" x 9'0")

Two PVCu double glazed windows, central heating radiator, continuation of laminate flooring from dining room. PVCu double glazed single sliding patio doors leading to the rear garden. Downlights to surround with double glazed glass roof.

Kitchen 2.57m x 3.22m (8'5" x 10'6")

Having a modern range of wall and base units with roll edged work surfaces incorporating single bowl and single drainer stainless steel sink unit with mixer tap. Four ring gas hob. Stainless steel extractor hood over, built in electric oven, integrated fridge and freezer. Plumbing for washing machine, part tiled to the walls, tiled flooring. PVCu double glazed window and PVCu double glazed side entrance door. Coving to ceiling, central heating radiator and under-stairs storage cupboard.

First Floor

Landing

PVCu double glazed window to side aspect with radiator beneath and doors to all rooms.

Bedroom 4.11m x 3.23m (13'6" x 10'7")

PVCu double glazed window to front aspect and radiator beneath with coving to ceiling.

Bedroom 3.20m x 3.02m (10'6" x 9'11")

PVCu double glazed window to front aspect, central heating radiator and laminate flooring.

Bedroom 2.69m x 3.23m (8'10" x 10'7")

PVCu double glazed window to rear aspect and radiator beneath.

Bathroom

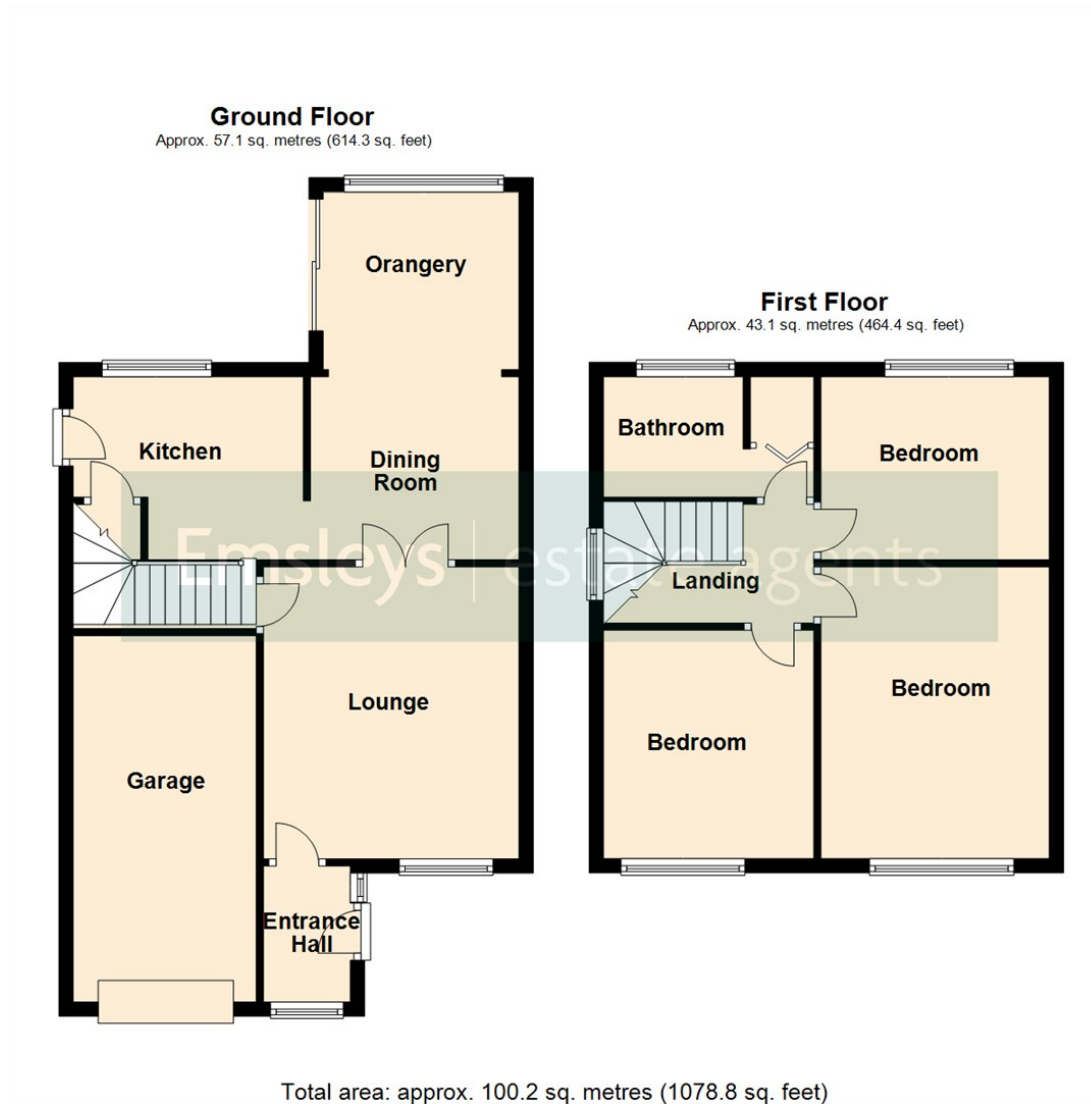
Updated modern three piece white suite comprising

pedestal wash hand basin, push flush W.C., and straight panelled bath with shower over and shower screen. Part tiled to the walls. Vinyl flooring. PVCu double glazed frosted window. Chrome central heated towel radiator. Storage cupboard off. Access point to the loft with pull down ladder, being fully insulated, fully boarded and having a light.

Exterior

To the front of the property is a block paved driveway providing ample off road parking for three vehicles. The driveway leads to an attached garage with up and over door. The garage also houses the combination boiler and has power and light. To the rear of the property is a fully enclosed garden being split level with lawn to the slightly raised level and block paved to the lower level with plants and shrubs to the border offering a good degree of privacy.





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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