



Bramley Park Avenue | Sherburn | LS25 6FA

£415,000

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

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IMMACULATE FAMILY HOME. EXTENDED ORANGERY. OUTLOOK OVER FIELD. DESIRABLE PLOT.

An exquisite family home built by 'Redrow' on a desirable plot, this 'Marlow' home promises a perfect blend of comfort and convenience with its spacious layout and prime location.

The residence features two generously-sized reception rooms, providing ample space for both relaxing and entertaining, with the orangery a feature off the kitchen/diner. A well-appointed kitchen/diner serves as the heart of the home, offering practicality and functionality. The house also boasts four comfortable bedrooms, ensuring plenty of private space for all family members. Additionally, the property is complemented by two well-maintained bathrooms, of which one is an en-suite shower room enhancing the overall convenience.

One of the unique features of this house is the ample parking space to the double drive, including a single integral garage. This is an invaluable asset for families with multiple vehicles or for those who often entertain guests.

The location of the property is highly desirable, offering excellent public transport links, making commuting effortless. There are also local amenities within a stone's throw away from the house, ensuring your day-to-day essentials are easily accessible. The property is in close proximity to reputable schools, making it an ideal location for families with school-aged children. Moreover, the surrounding green spaces boost the appeal of the location, offering opportunities for recreational activities and leisurely strolls.

This detached house is a fine blend of space, comfort, and location, waiting for a family to turn it into a home. Contact us today to arrange a viewing and experience the charm of this property first-hand.

Ground Floor

Hall

Composite entrance door, stairs to first floor landing, radiator, door to kitchen/diner, lounge and garage.

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

PVCu double glazed window to front aspect with outlook over field and radiator beneath.

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 accessing the extended orangery. Having a range of wall and base units with co-ordinating work surfaces and matching upstand. Integrated double oven, hob with extractor over, fridge/freezer, plumbing for dishwasher, downlighters to ceiling, double panel central heating radiator and door to utility room.

Orangery 2.72m x 3.07m (8'11" x 10'1")

Added in 2024 having PVCu double glazed windows and roof, french doors to garden, electric points and downlighters.

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

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

WC

Wash hand basin and WC, downlighters to ceiling, 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 3.41m x 3.41m (11'2" x 11'2")

Fitted wardrobe and a PVCu double-glazed window to the front aspect overlooking field with a radiator beneath. Door to en-suite.

En-suite

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

Bedroom 3.80m x 3.00m (12'6" x 9'10")

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

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

PVCu double glazed window to rear aspect and radiator beneath.

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

PVCu double glazed window to rear aspect and 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, downlighters to ceiling, shaver point and a PVCu double-glazed frosted window.

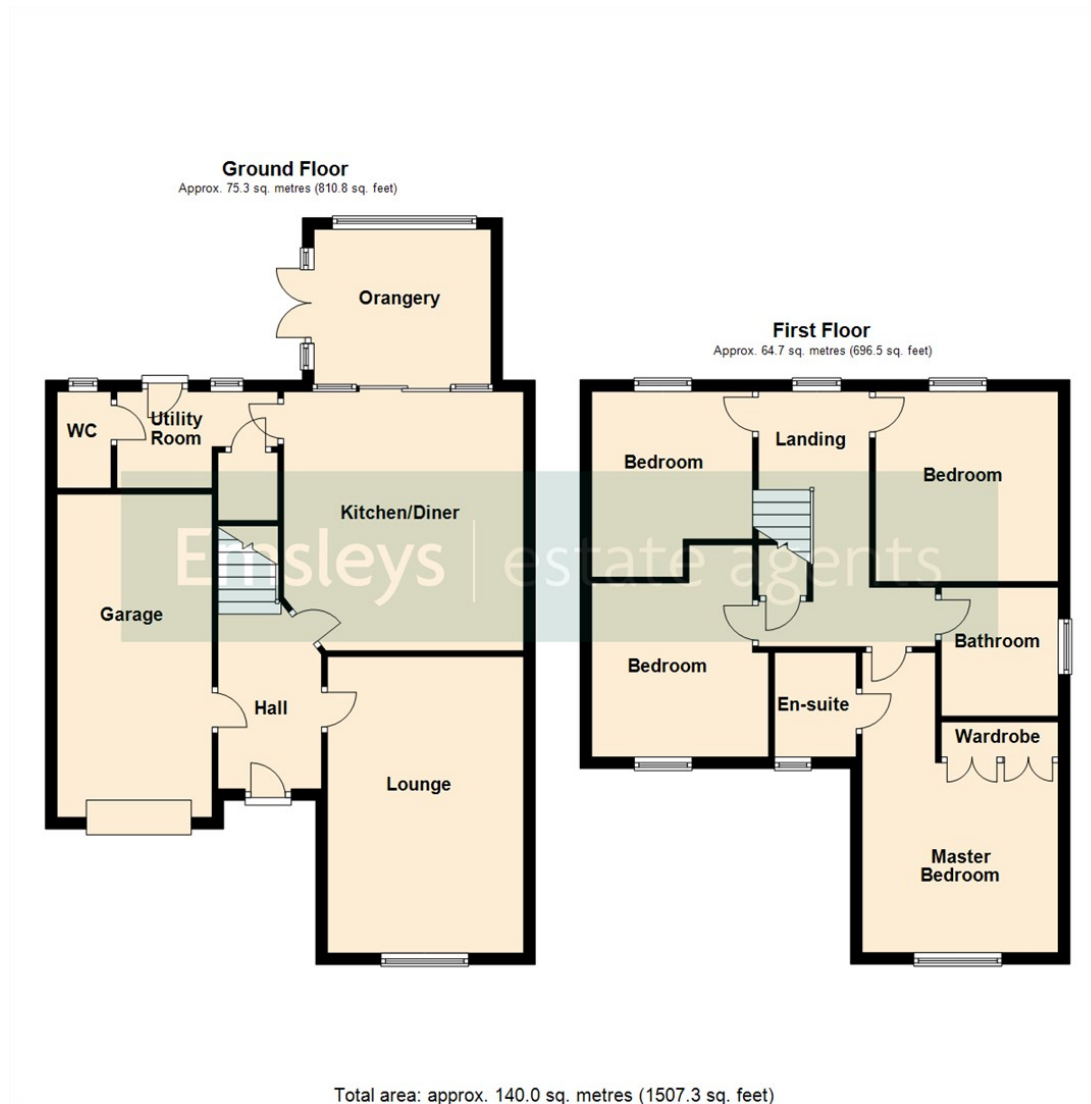
Exterior

To the front is a double tarmac drive accessing the single integrated garage. The rear garden is well enclosed with patio area (which the vendor is planning to finish) and majority lawn.

Agents notes

There is a management charge on the estate which is reviewed annually and is currently £188.09.





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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