



Pinfold Garth | Sherburn In Elmet | LS25 6LE

Three/Four bedroom semi-detached | Council Tax Band C | EPC Rating C

Offers Over
£275,000

Emsleys | estate agents

DECEPTIVELY LARGE. IMMACULATE THROUGHOUT. AMPLE PARKING & LIVING SPACE.

An immaculate and deceptively large family home offering a perfect blend of comfort and style, this property boasts a multitude of features that will appeal to a wide range of buyers.

The house comprises of four tastefully decorated bedrooms and two contemporary bathrooms. The generous living spaces include two reception rooms, perfect for entertaining guests or enjoying a peaceful afternoon. The modern kitchen is a chef's delight, equipped with all necessary amenities, offering space and functionality.

One of the standout features of the property is its sought-after location. With excellent public transport links nearby, commuting becomes a breeze. The property is also close to local schools, making it a perfect choice for families. Local amenities are within easy reach, ensuring you have access to all the essentials without straying far from home.

The exterior of the house is equally impressive, offering ample parking space with a updated resin drive, a single garage with conversion adding a gym/store, and a beautiful enclosed rear landscaped garden. The outdoor space is a haven for relaxation and can be customized to your liking, offering the potential for al fresco dining in the warmer months.

In conclusion, this home is a real gem, with 'Hive' gas central heating from a recently updated combi-boiler in 2023 offering high-quality living in a desirable location. As an immaculately presented and well-located property, we anticipate high interest. Early viewing is recommended to truly appreciate what this home has to offer.

Ground Floor

Entrance porch

PVCu double glazed door to front elevation with decorative lead work and coloured glass. Further PVCu double glazed window to the side elevation. Door to lounge.

Lounge 5.00m x 3.28m (16'5" x 10'9")

Comprising a light stone effect fire surround with living flame gas fire, decorative pebbles in a brushed steel and matte black finish. TV point. Central heating radiator and coving to ceiling. PVCu double glazed box window to front elevation. Double doors to dining.

Dining Room 4.34m x 2.54m min measurement (14'3" x 8'4" min meas)

Laminated flooring, central heating radiator and staircase giving access to first floor accommodation with timber spindles and balustrade. PVCu double glazed french doors giving access to rear garden. Aperture gives access to kitchen, bedroom, bathroom and handy understairs storage cupboard providing hanging storage space.

Kitchen 3.78m x 2.97m (12'5" x 9'9")

Range of base, wall and tall units in a combination of a gloss black finish and a wood grain effect finish in high gloss with decorative brushed steel handles. Timber effect roll top laminated work tops. One and a half bowl sink and drainer with chrome flexi mixer tap over. Four ring inset induction electric hob with brushed steel electric extractor over with built in downlighters. Decorative glass splashback. Integrated washing machine, dryer, fridge/freezer. Built in microwave/ oven combination in a brushed steel and smoke glass finish. Fan assisted electric oven. TV point and PVCu double glazed window to the front elevation. Chrome ceiling downlighters. Starlight galaxy granite tiled flooring. Central heating radiator. Electric underfloor heating. LED kick board lighting. Concealed combi boiler replaced 2023. PVCu double glazed entrance door.

Bedroom 2.62m x 2.95m (8'7" x 9'8")

Dado rail and central heating radiator. PVCu double glazed window overlooking rear garden.

Bathroom 1.75m x 2.03m (5'9" x 6'8")

Modern white suite comprising: P shaped panelled spa bath with chrome mixer taps over and integrated shower attachment with matching wall fitting. Vanity wash hand basin with chrome mixer taps over. White high gloss storage cupboards beneath. Unit housed W.C with concealed cistern. Chrome ceiling downlighters. The bathroom is tiled to ceiling height to all walls. Wall mounted electric extractor fan and chrome heated towel rail. PVCu double glazed frosted window to the side elevation. Granite floor tiling with electric underfloor heating.

First Floor

Landing

Chrome ceiling downlighters, walk in storage cupboard with lighting. PVCu double glazed window to the rear elevation. Oak doors to rooms.

Bedroom 3.61m x 2.72m (11'10" x 8'11")

Fitted wardrobe providing hanging and shelved storage space. Central heating radiator and chrome ceiling downlighters. PVCu double glazed overlooking rear garden.

Bedroom 5.12m x 2.13m (16'10" x 7'0")

Central heating radiator and PVCu double glazed window overlooking rear garden. Chrome ceiling downlighters.

Bedroom/Study 1.80m x 3.23m (5'11" x 10'7")

With restricted head height. Chrome ceiling downlighters and velux timber double glazed window to front elevation. Laminate flooring and central heating radiator.

Shower Room 2.79m x 1.93m (9'2" x 6'4")

Modern white suite comprising: walk in fully tiled shower cubicle with mains shower and chrome fittings. Push flush WC and pedestal wash hand basin with chrome taps over. Tiled splashback. Chrome ceiling downlighters and velux timber double glazed window to front elevation. Laminate flooring. Wall mounted electric extractor fan. Chrome central heated towel warmer, with some restricted head height.

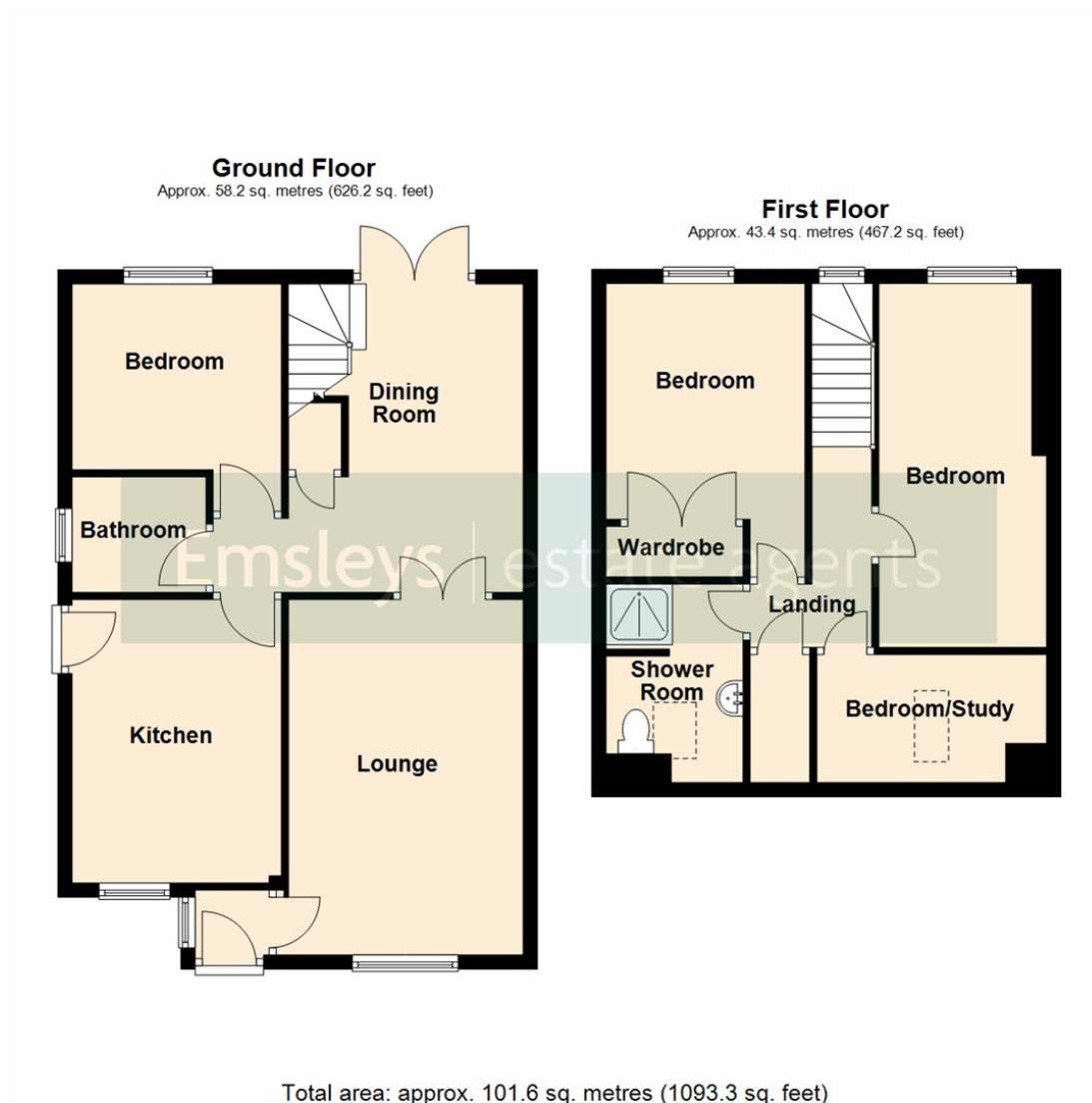
Exterior

To the front is an open large lawned area with a block paved pathway giving access to the front door with a recently updated resin driveway, which provides off street parking for four/five vehicles and leads to detached garage with up and over door to one half. Power and light connected. Storm porch over side door and a timber pedestrian access gate gives access to the rear garden which is fully enclosed with combination of perimeter wall or fence. Lawned area and decorative broken slate area. Raised decking area. Further PIR operated security floodlight and side door to garage/gym.

Garage/Gym 3.10m x 2.82m (gym area) (10'2" x 9'3" (gym area))

Converted with plasterboard walls and divide, light and power, currently used as gym/store.





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