



The Fairway | Sherburn In Elmet | LS25 6LN

£280,000

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

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SUPERBLY PRESENTED. ENVIABLE CORNER POSITION. CONSERVATORY.

A charming detached property which is well presented, positioned on a corner plot.

This dwelling boasts a well-thought-out layout, including three spacious bedrooms, a family bathroom, and a generous kitchen/diner. This property offers ample space for everyone in the family. The kitchen is the heart of the home, offering plenty of room for cooking and dining.

As a bonus, this property features two reception rooms, the second of which is the conservatory with roof conversion providing you with additional space for relaxation or entertaining. They can serve as a living room, a study, or be transformed into any space that suits your lifestyle.

For those who enjoy the outdoors, this property offers a delightful garden, an ideal space for outdoor entertaining or for children to play. Additionally, the house comes with a garage and parking facilities.

The property is well-situated with excellent public transport links, local amenities, and schools nearby. The strong local community makes it a great place to live and an ideal setting for families or those seeking a friendly neighbourhood.

Overall, this property, with its unique features and prime location, is a rare find. I would encourage interested parties to arrange a viewing at their earliest convenience as properties of this type do not stay on the market for long.

Ground Floor

Hall

Composite updated double-glazed front entrance door, staircase to first floor, central heating radiator and doors to WC and lounge.

WC 1.80m x 0.89m (5'11" x 2'11")

Boasting an updated modern two piece white suite comprising; vanity wash hand basin, tiled splashback, low flush WC and central heating radiator.

Lounge 4.50m x 3.91m (14'9" x 12'10")

PVCu double-glazed window to the front aspect, two central heated radiators, coving to the ceiling and door leading to the dining/kitchen.

Kitchen/Diner 2.84m x 4.90m (9'4" x 16'1")

Having a modern range of units to high and low level. Work-surfaces incorporating a four ring induction hob with extractor chimney hood over, stainless steel splashback and built-in oven. Integrated washing machine, integrated dishwasher, integrated microwave and space for fridge/freezer. Housed in one of the high level cupboards is the 'Worcester Bosch' combination boiler. Tiled to work-surfaces, laminate flooring, PVCu double-glazed window, PVCu double-glazed French doors to conservatory, door to under stairs walk in pantry and updated PVCu double-glazed stable style side door.

Conservatory 2.97m x 2.82m (9'9" x 9'3")

PVCu double-glazed construction with full roof conversion and ceiling. Single sliding patio door to rear garden and laminate floor.

First Floor

Landing

Dado rail, PVCu double-glazed window, access point to partly boarded loft with pull-down ladder and doors leading to all rooms.

Bedroom 4.50m x 2.72m (14'9" x 8'11")

PVCu double-glazed window to the front aspect, fitted wardrobes, central heating radiator and coving to the ceiling.

Bedroom 2.97m x 3.05m (9'9" x 10'0")

PVCu double-glazed window to the rear aspect, central heating radiator and laminate floor.

Bedroom 3.40m x 2.28m (11'2" x 7'6")

PVCu double-glazed window to the front aspect, central heating radiator, laminate floor and storage cupboard.

Bathroom 1.98m x 1.78m (6'6" x 5'10")

Having a modern three piece white suite comprising; straight panelled bath with electric shower over, unit housed low flush WC and vanity wash basin housed in vanity display with double cupboard below. Half-tiled to walls, central heating radiator and PVCu double-glazed frosted window.

Exterior

To the front of the property are open-plan lawned gardens with hedge borders. A gate and pathway provide access to a fully enclosed rear garden with paved patio, lawn and slate infill corner. A rear access gate leads to a driveway and detached single garage at the rear of the property having an updated up-and-over door, power and light.

Directions

From our Sherburn In Elmet office turn left onto Low Street. Take the first left turning onto The Fairway where the property can be found on the right hand side just before the park.





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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