



Bramley Park Avenue | Sherburn In Elmet | LS25 6FA £410,000

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

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OVERLOOKING THE GREEN. RARE OPPORTUNITY. TUCKED AWAY LOCATION. IMMACULATE HOME.

An immaculate family home from the 'Redrow' 'Oxford' design. Beautifully situated with easy access to public transport links, local amenities, schools and tucked away overlooking the green spaces to the front. This property is a testament to tasteful living, boasting an open-plan kitchen/diner design that allows for a serene flow of space. The house is a generous family residence with four well-appointed bedrooms and two bathrooms. The living spaces have been meticulously maintained, ensuring this property is in truly move-in ready condition.

The ground floor comprises a single, spacious reception room - an area perfect for family gatherings or entertaining guests. Adjacent, the kitchen/diner is a modern haven for home cooking with an array of integrated appliances, plus a utility room and WC to finish off.

One of the key features of this property is the south westerly-facing garden. It's an ideal space for alfresco dining, children's play or simply enjoying the outdoors. Added benefits include private parking for two and a single integral garage, providing secure space for your vehicle. Plus, the property is future-proofed with an EV charging point, catering to modern motoring needs.

In summary, this property represents an excellent opportunity for those seeking a comfortable family home in a well-connected location. With its unique features and superb condition, this house is ready to become your perfect home. Viewing is highly recommended to fully appreciate what this property has to offer.

Ground Floor

Hall

Having a composite double glazed entrance door, luxury vinyl flooring with wood effect plank design, stairs to first floor landing, under stairs cupboard and doors to lounge and kitchen.

Lounge 4.98m x 3.25m (16'4" x 10'8")

PVCu double glazed bay window overlooking green and views to field with radiator beneath.

Kitchen/Diner 3.66m x 6.35m (12'0" x 20'10")

A stunning open-plan kitchen/diner with two PVCu double-glazed windows and patio sliding doors between to the

rear garden. Having a range of wall and base units with coordinating work surfaces and matching upstand. Integrated double oven, hob with extractor over, dishwasher and a fridge/freezer. Downlighters to ceiling and double panel radiator. Store cupboard and continuation of flooring from hall. Door to the utility room.

Utility Room 2.29m x 1.75m (7'6" x 5'9")

Matching base unit, worksurface and upstand from kitchen. Composite double glazed entrance door to the garden, sink and drainer, plumbing for a washing machine, space for tumble dryer, radiator and a door to the WC. Continuation of flooring from kitchen.

WC 0.91m x 1.73m (3'0" x 5'8")

Half pedestal wash hand basin and WC, radiator, downlighters and a PVCu double-glazed frosted window.

First Floor

Landing

Radiator, a cylinder cupboard and store cupboard. Loft hatch and doors to rooms.

Master Bedroom 4.47m x 3.28m (14'8" x 10'9")

Fitted wardrobes to recess with PVCu double-glazed bay window to front aspect overlooking green and view, with a single panel central heating radiator beneath. Door to the en-suite.

En-suite 2.21m x 2.01m (7'3" x 6'7")

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

Bedroom 3.61m x 2.74m (11'10" x 9'0")

PVCu double glazed window to front aspect overlooking green and view, fitted wardrobes and radiator.

Bedroom 3.61m x 3.12m (11'10" x 10'3")

PVCu double glazed window to rear aspect and radiator beneath.

Bedroom 3.07m x 2.82m (10'1" x 9'3")

PVCu double glazed window to rear aspect and radiator beneath.

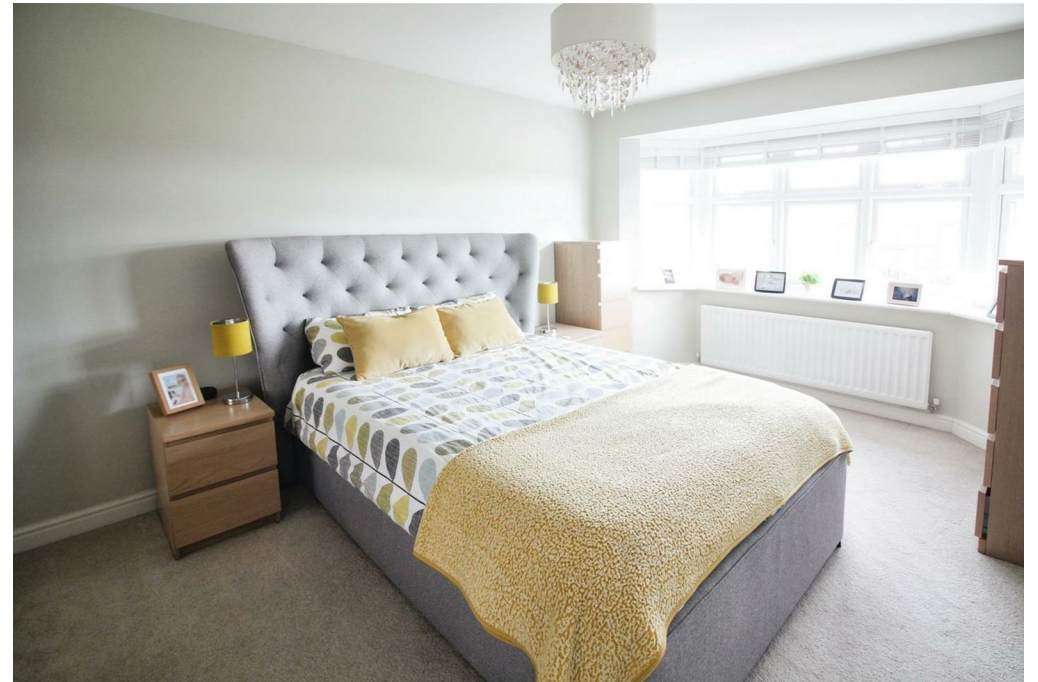
Bathroom 2.39m x 1.98m (7'10" x 6'6")

Comprising a white three-piece suite. Straight panelled bath with shower screen and thermostatic shower overhead with splashback tiling to ceiling height, push flush WC and half pedestal wash hand basin. Chrome central heated towel warmer, shaver point, extractor fan, downlighters for ceiling and PVCu double-glazed frosted window.

Exterior

Agents Notes

There is a management charge on the estate reviewed annually and currently is £158.86 per annum which the vendor has made us aware of and needs to be confirmed by your conveyancer.





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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