



Croftway | Sherburn In Elmet | LS25 6BW

£550,000

Four bedroom detached | Council Tax Band F | EPC Rating C

Emsleys | estate agents

ENVIABLE CUL DE SAC LOCATION. IMMACULATE THROUGHOUT. MODERN BATHROOM & EN-SUITE.

An impressive bespoke home set in a sought-after location. Well presented throughout with recently updated bathroom and en-suite, offering a generous living space spread over three reception rooms, four bedrooms, and two bathrooms, ideal for any family looking for a comfortable and spacious home.

The house has a prominent frontage, with a welcoming grand entrance leading to a generously proportioned interior. The reception rooms are ideal for both entertaining and everyday family living. The kitchen, with its ample space, is perfect for those who have a passion for cooking.

With four bedrooms, the property offers flexible living arrangements to suit a variety of needs. The two modern bathrooms, meanwhile, are well-appointed and complement the rest of the house's layout.

One of the property's unique features is its double integral garage, providing secure parking and ample space for parking to the drive. The house also benefits from a sizeable garden, with space for relaxation or play.

The location is another key selling point. The property is in close proximity to public transport links, local amenities, and green spaces. This, combined with the property's many features, makes it a truly unique and desirable home.

In summary, this exceptional detached house, with its generous living space, unique features, and superb location, presents an excellent opportunity for those seeking a distinctive and spacious family home. Don't miss out on this great opportunity.

Ground Floor

Hall

Composite door with obscure double glazed panels. Two double glazed windows to the front elevation, stunning open feature staircase which leads up to the first floor accommodation with wooden balustrades and spindles, coving to ceiling, central heating radiator and doors to rooms.

WC

Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c with a concealed cistern set within a grey gloss unit with

storage, hand basin set within a matching grey gloss unit with storage, chrome towel radiator and is fully tiled floor to ceiling.

Lounge 5.44m x 4.17m (17'10" x 13'8")

Two double glazed windows to the front elevation, feature fireplace with a marble hearth, central heating radiator and wooden double single glazed doors which lead into;

Dining Room 2.97m x 4.17m (9'9" x 13'8")

Central heating radiator and double glazed double doors which lead into;

Conservatory

Dwarf wall surrounding with double glazed decorative windows above, two central heating radiators and double glazed double doors which lead out to the rear garden. Air con unit and ceiling fan light.

Kitchen/Diner 2.95m x 6.60m (9'8" x 21'8")

A range of white wooden shaker-style units surrounding, two further white shaker-style cabinets with space for storage, square edge laminate worktop, tiled splash back surrounding with a tiled alcove behind the hob, electric hob with a tiled extractor fan over, integral double oven, drainer sink with chrome taps over, central heating radiator, french doors to garden, Two double glazed windows to the rear elevation and an internal door which leads into;

Utility Room 2.39m x 2.64m (7'10" x 8'8")

Double glazed window to the side elevation, cream shaker-style wall and base units, square edge laminate worktop, one and a half bowl stainless steel drainer sink with chrome taps over, fully tiled floor to ceiling, space and plumbing for a washing machine and a dryer, central heating radiator and a PVCu door with double glazed inserts which leads to garden.

First Floor

Landing

A grand landing area with PVCu double glazed window to the front elevation, space for seating, loft access and doors accessing rooms.

Bedroom 3.81m x 4.11m (12'6" x 13'6")

Two PVCu double glazed windows to the front elevation, built in grey shaker-style bedroom suite, central heating radiator and an internal door which leads to en-suite.

En-suite Shower Room 1.73m x 2.11m (5'8" x 6'11")

Recently updated to a high standard with white suite comprising; WC, hand basin set within a grey gloss unit with storage, fully tiled floor to ceiling plus a corner mains shower with a glass shower screen. PVCu double glazed frosted window to the side elevation.

Bedroom 4.01m x 4.17m (13'2" x 13'8")

PVCu double glazed window to the rear elevation, central heating radiator and a built in white shaker-style bedroom suite.

Bedroom 4.01m x 3.18m (13'2" x 10'5")

PVCu double glazed window to the rear elevation, central heating radiator and built in wardrobe.

Bedroom 3.10m x 3.20m (10'2" x 10'6")

PVCu double glazed window to front aspect and built in wardrobe with radiator.

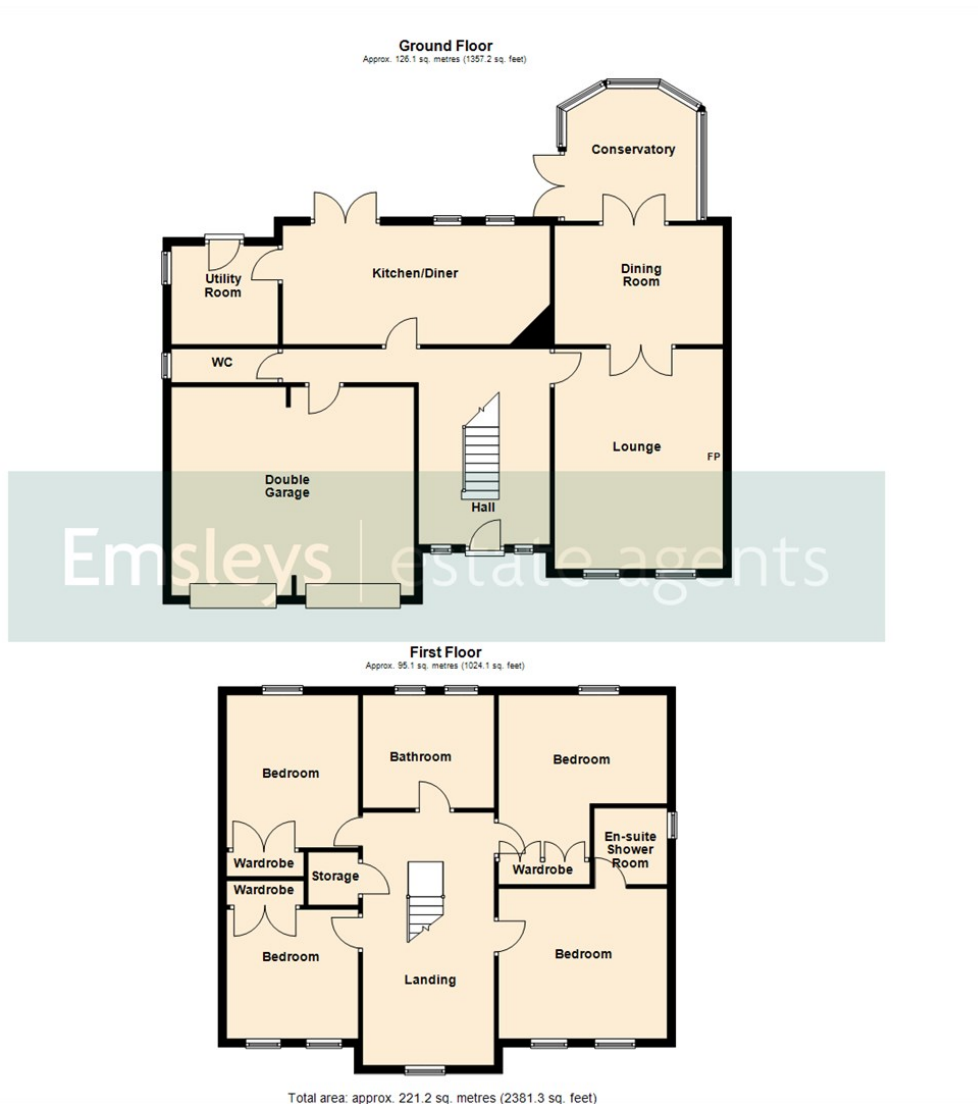
Bathroom 2.77m x 3.02m (9'1" x 9'11")

Recently updated to a high standard with a white suite comprising; WC with a concealed cistern and push button flush set within the wall, shaped hand basin set within a grey wood-effect unit with storage, built in storage alcove with lighting, gorgeous feature bath with tiled steps up and an alcove with lighting above, fully tiled floor to ceiling with a chrome towel radiator. Two PVCu frosted double glazed windows to the rear elevation.

Exterior

To the front of the property there is a spacious block paved driveway with space for multiple vehicles, access to the double integral garage, brick built storm porch over the entrance, steps up to the entrance plus further block paved pathway which leads to the garden. The rear accessed via the front of the property from both sides or through the doors in the utility/kitchen and conservatory where you will step out onto a curved patio area with space for seating, curved planter filled with mature plants, borders filled with bushes, stone wall to the left hand side, brick built walls to the bottom and right hand side and the rest is mainly lawn.





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