



Finkle Hill | Sherburn In Elmet | LS25 6EA

£435,000

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

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\*\*\*RARE OPPORTUNITY. EXCEPTIONAL FAMILY HOME. CLOSE TO AMENITIES. MUST BE SEEN.\*\*\*

An immaculate family home offering an array of impressive features, this property exemplifies comfortable living in a sought-after location.

The house graciously accommodates four bedrooms, a pristine updated bathroom, and a kitchen with breakfast area ripe for potential further enhancement. You will find ample space for relaxation and entertainment in the two reception rooms. The open-plan design enhances the sense of spaciousness and flow throughout the home, fostering a welcoming atmosphere for both residents and guests.

Adding to the property's appeal are its unique features. Ample parking and a single integral garage cater to your automotive needs. The addition of a large enclosed garden offers a tranquil space where you can enjoy outdoor activities or just unwind in the serenity of your surroundings with stunning far reaching panoramic views to the fields over the front aspect.

Location-wise, this property stands out. It is conveniently located near public transport links, ensuring easy commuting. Families with children will appreciate the proximity to local schools, while the nearby amenities cater to all your shopping and leisure needs. The presence of green spaces in the vicinity enhances the appeal of the location, offering plenty of opportunities for leisurely walks and outdoor activities.

In summary, this is an exceptional property that combines a prime location with a beautifully presented, spacious interior. Its immaculate condition and unique features make it a compelling choice for anyone looking to purchase a new home. A viewing is highly recommended to fully appreciate what this remarkable property has to offer.

## Ground Floor

### Entrance Porch

Composite double glazed entrance door with PVCu double glazed windows either side, tiled floor, downlighters to ceiling, feature internal windows to hall and door access.

### Hall

Stairs to first floor with feature part panelled walls, laminate flooring, coving to ceiling, radiator and oak doors to lounge and family/dining room.

### Lounge 5.92m x 4.55m (19'5" x 14'11")

Having a feature entertainment wall with recess log effect fire having a sealed glazed unit. PVCu double glazed window to front aspect, two radiators and coving to ceiling.

### Family/Dining Room 3.23m x 6.71m (10'7" x 22'0")

Feature part panelled walls to one area with two PVCu double glazed windows to rear aspect, two radiators, coving to ceiling, cupboard and open arch recess to the kitchen.

### Kitchen 2.54m x 2.67m (8'4" x 8'9")

Having a range of wall and base units with coordinating worksurfaces, stainless steel one and a half bowl sink and drainer. Recess for cooker with concealed extractor over, PVCu double glazed window to rear aspect and open arch recess to breakfast area.

### Breakfast Area 2.54m x 2.67m (8'4" x 8'9")

PVCu double glazed stable door to rear garden, space for fridge freezer and door to utility room.

### Utility 1.47m x 2.86m (4'10" x 9'5")

Having an Ideal updated boiler, plumbing for washing machine, tiled floor and door to office/bedroom.

### Bedroom/Office 6.45m x 2.41m (21'2" x 7'11")

PVCu double glazed window to the front aspect, radiator and laminate flooring.

## First Floor

### Landing

PVCu double glazed window to side aspect, part panel walls, coving to ceiling, store cupboard, loft hatch and oak doors to rooms.

### Bedroom 3.94m x 3.84m (12'11" x 12'7")

Stunning panoramic view over fields to front aspect with PVCu double glazed window, fitted wardrobes, coving to ceiling with downlighters and radiator.

### Bedroom 3.25m x 2.90m (10'8" x 9'6")

PVCu double glazed window to rear aspect, coving to ceiling and radiator.

### Bedroom 2.72m x 2.74m (8'11" x 9'0")

PVCu double glazed window to front aspect with panoramic view over field and radiator with coving to ceiling.

### Bathroom 1.75m x 3.58m (5'9" x 11'9")

Recently updated and opened up into a luxurious bathroom with tiling over straight panelled bath, screen and shower over, wall hung vanity unit with wash hand basin and mixer tap over. Push flush WC, part tiled walls, central heating towel warmer, PVCu double glazed frosted window, downlighters to ceiling and extractor fan.

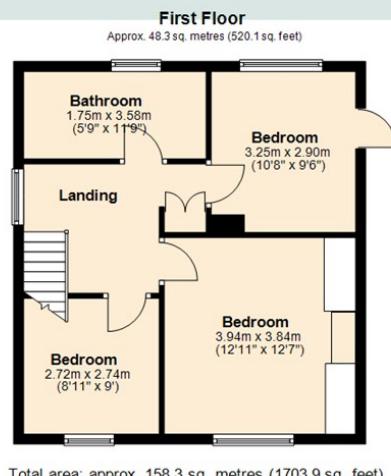
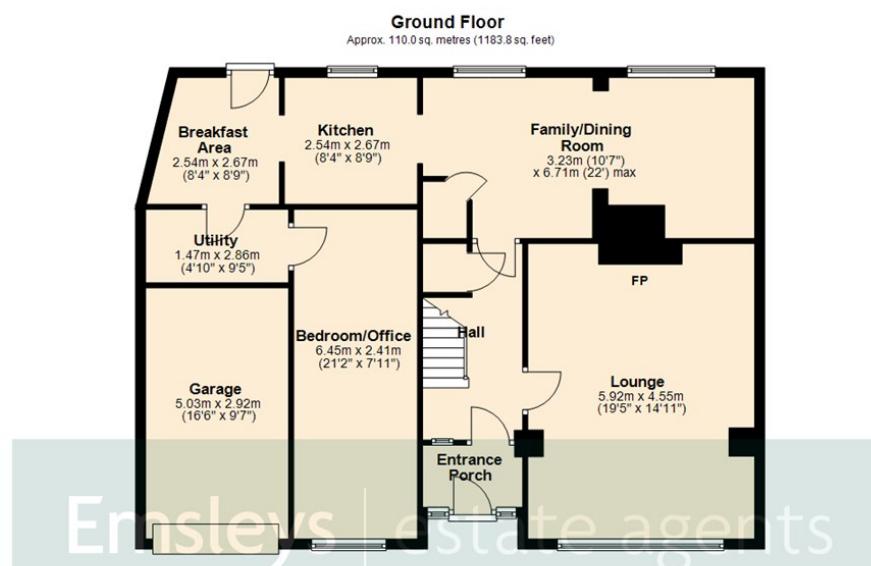
## Exterior

To the front a tarmac driveway provides off street parking for multiple vehicles and leads to a single integral garage with power and light connected. There is a lawned area with herbaceous borders. A tarmac pathway continues down the side of the property with a wrought iron pedestrian access gate giving access to the rear. The rear garden is superb in size, well enclosed with lawn, flagged and pebbled patio surrounded by herbaceous borders.

## Garage

Up and over door.





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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