



## Bishopdyke Road

Sherburn In Elmet, Leeds, LS25 6JG  
£600,000



# SIGNATURE

BY

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# Bishopdyke Road

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\*\*\*STUNNING FAMILY HOME. LARGE PLOT WITH DOUBLE GARAGE. CLOSE TO AMENITIES. NO CHAIN\*\*\*

Nestled just on the edge of the charming village of Sherburn In Elmet, Leeds, this impressive detached barn conversion offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a tranquil yet convenient lifestyle. The two well-appointed reception rooms provide ample space for relaxation and entertaining, ensuring that every gathering is a memorable one. A stunning kitchen with utility, WC and Study/Cloak complete the ground floor.

The house boasts two modern bathrooms, designed to cater to the needs of a busy household. The ground floor benefits from underfloor heating, providing a warm and inviting atmosphere throughout the year. The property is equipped with oil central heating, ensuring efficient warmth during the colder months. Natural light floods the home through PVCu triple glazed windows, enhancing the overall aesthetic and energy efficiency. For those with multiple vehicles, the property offers generous parking space for up to nine vehicles, complemented by a double garage that provides additional storage or workshop space. This delightful home is not just a property; it is a lifestyle choice, set in a picturesque location with easy access to local amenities and transport links. Public transport links include Sherburn train station, located less than a mile away, with regular services to Leeds and York, both reachable in around 20–25 minutes, plus South Milford train station within 2 miles. The area is also served by local bus routes connecting to Selby, Leeds, and surrounding villages, making commuting straightforward. This property combines spacious accommodation with well-considered features in a location convenient for families and professionals looking for access to both amenities and scenic open spaces.

- IMPRESSIVE FAMILY HOME
- STUNNING THROUGHOUT
- FEATURE BEAMS AND VOLTED CEILINGS
- AMPLE PARKING & DOUBLE GARAGE
- TWO RECEPTION ROOMS
- CLOSE TO AMENITIES
- NO CHAIN
- STUDY & WC
- Council Tax Band F
- EPC Rating D



## Ground Floor

### Hall

Having a composite double glazed entrance door with side window, stone flooring with under floor heating, door to lounge, WC and open recess to dining room.

### WC

Continuation of flooring from hall, low flush WC, vanity wash hand basin, extractor fan and PVCu double glazed frosted window.

### Lounge

15'8" x 16'6" (4.78m x 5.03m)

Exposed brick feature fireplace with timber mantle, under floor heating to stone floor. PVCu triple glazed window to the front elevation and further PVCu triple glazed double doors giving access to the rear garden.

### Dining Room

19'1" x 12'5" (5.82m x 3.78m)

Continuation of stone flooring with under floor heating, PVCu triple glazed double doors to rear garden, stairs to first floor and door to kitchen.

### Kitchen

19'1" x 13'9" (6.07m x 4.19m)

Having a range of base and wall units in a cream shaker style finish with decorative black handles and solid block worktops. Double 'Belfast' style sink. Space and power supply for freestanding range cooker with brushed steel splashback. Brushed steel electric extractor fan over with built-in downlighters. Tiling between units. Plumbing for dishwasher and cold water feed for American style fridge/freezer. 'Indian' sandstone flooring with under floor heating and three PVCu triple glazed windows to side elevation with stone windowsills. Door to utility room.

### Utility Room

8'10" x 7'2" (2.69m x 2.18m)

Having 'Indian' sandstone flooring with under

floor heating. Base and wall units in a cream finish with decorative black handles and solid block worktop. Single drainer stainless steel sink with chrome tap over. Plumbing for washing machine. Ceiling downlighters. Door leading into:

### Study

8'9" x 6'2" (2.67m x 1.88m)

Having engineered oak wood flooring with under floor heating, hardwood double glazed velux window to the front elevation, telephone point and chrome ceiling downlighters.

### First Floor

#### Landing

Access to the loft with drop down ladder and the loft space is fully boarded with power offering ample additional storage space. Feature exposed beams, two wall lights and PVCu triple glazed window to the side elevation. Doors to rooms.

#### Bedroom 1

15'9" x 20'6" (4.80m x 6.25m)

Exposed floorboards, 'King Post Oak' beams to the vaulted ceiling and two PVCu triple glazed windows to the front elevation. Feature door with double glazed clear panel to the top half to the side elevation. Door leading to:

#### En-suite

Having a larger shower cubicle with solid stone base and 'Travertine' tiling with chrome fitting mains shower and glass sliding shower door. Pedestal wash hand basin with traditional style chrome taps over and 'Travertine' tiled splashback. Low flush WC. Laminate wood flooring and wall mounted electric extractor fan.

#### Bedroom 2

15'1" x 12'1" (4.84m x 3.68m)

PVCu triple glazed window to rear and side aspect, radiator and exposed timber floorboards.

### Bedroom 3

8'4" x 13'4" (2.54m x 4.06m)

Two PVCu triple glazed windows to side aspect, radiator, vaulted ceiling with feature beams and exposed floorboards.

### Bedroom 4

10'7" x 8'10" (3.23m x 2.69m)

PVCu triple glazed frosted window to side aspect, vaulted ceiling with feature beam, radiator and exposed floorboards.

### Bathroom

Having a white suite comprising roll top bath with claw and ball feet with traditional style chrome mixer taps over and integrated shower attachment. Low flush WC, pedestal wash hand basin with traditional style chrome taps over and tiled splashbacks. Quadrant shower cubicle with mains shower and chrome fittings. 'King post Oak' beams to the ceiling and velux double glazed timber window to the rear elevation. Exposed floorboards, radiator and electric extractor fan.

### Exterior

Access via a gravelled driveway at the front off the main road providing access to a separate garage and rear lawned garden with open views. To the front of the property is an wall enclosed and well maintained courtyard providing ideal entertaining space.

### Agents notes

The property has oil fired central heating and has a private drainage system.









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