



Saxon Court | Sherburn In Elmet | LS25 6PR

OIEO £250,000

Three bedroom detached house | Beautifully presented | EPC rating B

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***EXTENSIVELY SIZED CORNER PLOT AND SUPERBLY FINISHED THROUGHOUT ***

Set in a highly demanded residential location is this wonderfully presented family home. Briefly comprising; an entrance hall, guest WC, lounge and open-plan kitchen/diner, three first floor bedrooms with an en-suite to the master bedroom and a family bathroom. PVCu double-glazing with a gas central heating system, ample parking to tarmac drive with a hard standing area to one side, ideal for a caravan or further parking and a single detached garage with an apex roof. Good sized, well maintained and enclosed rear garden. Set within easy reach of Sherburn In Elmet village, Selby, Leeds, York and the M1/M62/A1 motorway network. Overall a fabulous example of a three bedroom detached family home. Demand will be high on this property. Call now 24 hours a day, 7 days a week to arrange your viewing.

Hallway

Composite double-glazed entrance door with an inset foot mat and laminate flooring. Open staircase to first floor landing with under stairs storage cupboard. Two PVCu double-glazed windows to the landing area, single panelled central heating radiator and doors accessing all rooms.

Guest WC 1.68m x 0.97m (5'6" x 3'2")

With a push flush WC and corner wash hand basin with splashback tiling, single panel central heating radiator, wood effect Cushionfloor and PVCu double-glazed frosted window.

Lounge 5.23m into bay x 3.48m (17'2" into bay x 11'5")

Neutral decor, double panelled central heating radiator and further single panelled central heating radiator and PVCu double-glazed bay window to the front aspect.

Kitchen/Dining room

Beautifully presented, with the kitchen area comprising; a range of high gloss white wall and base units and with a mixture of dark wood grain/ black finish wall and base units. Integrated appliances comprising; a microwave, oven, four ring gas hob with stainless steel chimney extractor overhead and dishwasher. Inset one and a half bowl sink and drainer with mixer tap to a breakfast bar

area. PVCu double-glazed window to the rear garden and ceramic tiled flooring. Completely open-plan to the dining area which has a good degree of light having PVCu double-glazed French doors to the rear garden, ceiling down lighters, double panelled central heating radiator, utility cupboard with plumbing for a washing machine.

First floor landing

Access to all rooms, loft hatch, storage cupboard and single panelled central heating radiator.

Master bedroom 3.61m x 3.43m (11'10" x 11'3")

With a range of fitted wardrobes, PVCu double-glazed window to the front aspect with single panelled central heating radiator beneath and door to en-suite.

En-suite 2.69m x 1.22m (8'10" x 4'0")

Having a large double sized shower cubicle with sliding door and stone effect tiling, a half pedestal wash hand basin and push flush WC. Tile effect 'Cushionfloor', chrome central heating towel warmer, down lighters with extractor to ceiling, shaver point and PVCu double-glazed frosted window.

Bedroom two 3.35m x 3.02m (11'0" x 9'11")

Neutral decor, PVCu double-glazed window to the rear aspect and single panelled central heating radiator.

Bedroom three 3.25m x 2.18m (10'8" x 7'2")

Neutral decor, PVCu double-glazed window to the rear aspect and central heating radiator.

Bathroom 2.11m x 2.54m into recess (6'11" x 8'4" into recess)

Beautifully presented comprising of a white three piece suite; straight panelled bath with screen and shower over with stone-effect tiled splashback, half pedestal wash hand basin and push flush WC. Extractor, shaver point, ceiling downlighters, cylinder cupboard, tile effect 'Cushionfloor', chrome centrally heated towel warmer and PVCu double-glazed frosted window.

Exterior

The front is open-plan, a laid to lawn area with shrubs and plants to the border. A tarmac drive provides parking for a car and accesses a single detached brick-built garage

with an apex roof. There is the benefit of a large hard standing pebbled area which is enclosed with fencing and is ideal for extra parking or for a caravan. The rear is well enclosed and is of a super size, laid to lawn with a flagged patio and plants surrounding.

Directions

From our Sherburn In Elmet office turn right towards the traffic lights. Turn right onto Moor Lane B1222, go over a mini-roundabout and at the next big roundabout turn right onto Moorland Road. Take the first left onto Saxon Way and then the first left onto Saxon Court where the property is on the right hand side.

Agents notes

The vendor has made us aware of an annual management service charge of £123.09 p.a.



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