



Little Ings Close | Church Fenton | LS24 9RZ

£375,000

Four bedroom semi-detached | Council Tax Band D | EPC Rating C

Emsleys | estate agents

*****COUNTRYSIDE VIEWS. RARE OPPORTUNITY. LARGE FAMILY HOME. MODERN KITCHEN & BATHROOM.*****

A rare opportunity has arisen to purchase this well presented family home with outstanding countryside views to the front and set in a pleasant residential location of similar properties. The village itself is well renowned with local amenities such as school, public houses and post office. For those who look to commute via rail the village also benefits from a railway station giving good access to Leeds and York. A splendid example of a neutrally decorated home that balances modernity and comfort. Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining and relaxing. Each room is thoughtfully laid out to create a harmonious living experience.

Offering four good sized bedrooms, the property benefits from gas fired central heating and briefly comprises; spacious welcoming entrance, 'L' shaped lounge opening to a dining room, recently update fitted kitchen and a downstairs WC/utility. Stairs lead to the first floor landing, three bedrooms and an updated modern five piece house bathroom. Stairs then lead to the second floor with a further bedroom and en-suite shower room.

One of the standout features of this property is the charming fireplace with wood burner, adding a rustic touch to the contemporary design. The property also features a single garage and ample parking facilities for four vehicles, offering convenience for homeowners.

Outside, the property boasts a beautiful garden, which serves as an extension of the home, providing an area for relaxation and outdoor entertainment. The property is situated near green spaces, ensuring a serene and tranquil environment.

In every aspect, this property exudes a sense of welcoming homeliness, making it an ideal choice for those looking for a balance of comfort and sophistication in their next home.

Ground Floor

Hall

PVCu double-glazed entrance door, stairs to the first floor, radiator and doors to the WC, lounge and kitchen.

WC/Utility 1.78m x 1.50m (5'10" x 4'11")

Low flush WC, wash hand basin, plumbing for a washing machine, boiler to the wall and a PVCu double-glazed frosted window.

Lounge 5.41m x 4.37m (17'9" x 14'4")

Focal wood burner, PVCu double-glazed windows to the front and side aspects, two radiators and open recess to the dining room.

Dining Room 2.00m x 3.33m (6'7" x 10'11")

PVCu double-glazed window to the front aspect, radiator, cupboard and door to the kitchen.

Kitchen 2.77m x 3.86m (9'1" x 12'8")

Recently updated with a range of high gloss wall and base units, complementary quartz work surfaces with matching upstand. Recessed sink, integrated high level oven, induction hob with an extractor over, plumbing for a dishwasher and space for a large fridge/freezer. Radiator, PVCu double-glazed window to the rear aspect and an entrance door.

First Floor

Landing

PVCu double-glazed window to the side aspect, stairs to the second floor and doors to rooms.

Bedroom 5.44m x 3.02m (17'10" x 9'11")

PVCu double-glazed windows to front and side aspects, radiator and a built-in wardrobe.

Bedroom 3.28m x 4.11m (10'9" x 13'6")

PVCu double-glazed window to the front aspect, radiator and a built-in wardrobe.

Bedroom 2.77m x 2.72m (9'1" x 8'11")

PVCu double-glazed window to the rear aspect and a radiator.

Bathroom

Recently updated with a large walk-in shower enclosure having sliding door access, bidet, push flush WC, vanity housed wash hand basin and a deep oval bath. Tiling to walls, two PVCu double-glazed frosted windows, down lighters to the ceiling, extractor fan, towel warmer and underfloor heating.

Second Floor

Landing

PVCu double-glazed window to the side aspect and a door to the bedroom.

Bedroom 3.38m x 5.18m (11'1" x 17'0")

Three 'Velux' skylights, radiator and storage to the eaves with two cupboards and door to an en-suite.

En-suite

Single shower enclosure, pedestal wash hand basin, push flush WC, radiator, extractor fan and a 'Velux' skylight.

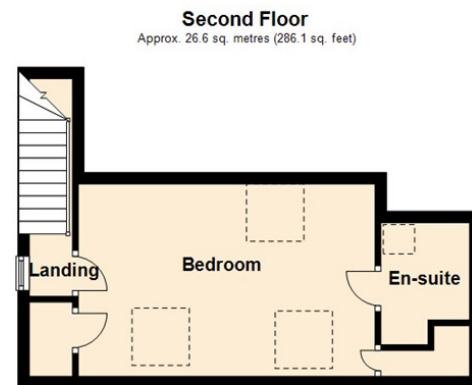
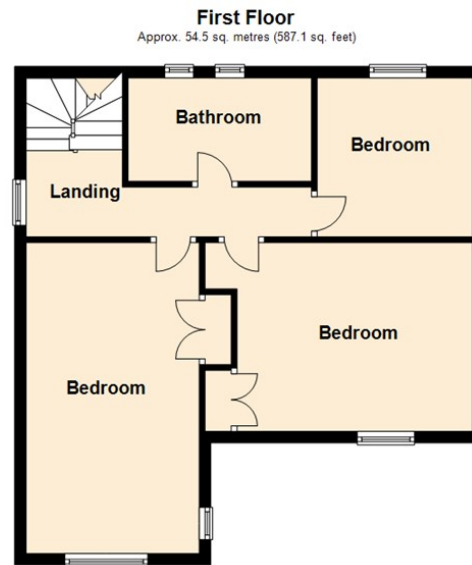
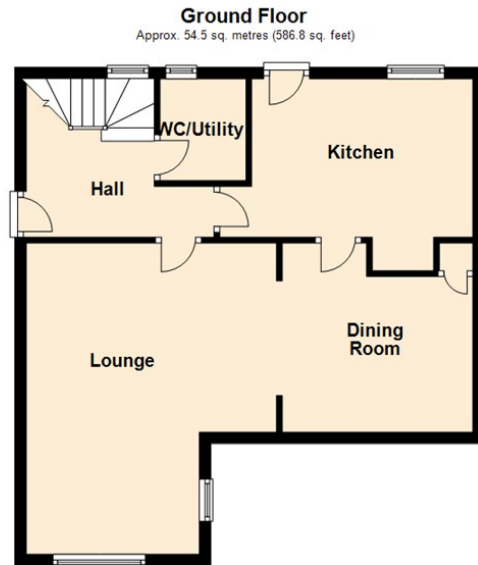
Exterior

To the front is a lawn with a resin parking area as well as a block-paved drive providing ample parking for four vehicles and access to the single garage. The rear garden is well enclosed and of a good size, mainly lawned with a decked patio, two sheds and a greenhouse.

Agents Notes

There is a management charge on the estate which is reviewed annually and is currently £300 per annum for estate maintenance.





Total area: approx. 135.6 sq. metres (1460.0 sq. feet)

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