



## North Sweeming Court, Sherburn in Elmet, Leeds

\*\*\* OFFERED WITH NO ONWARD CHAIN\*\*\*SITUATED JUST OUTSIDE SHERBURN IN ELMET, THIS STUNNING 3 BEDROOM DETACHED BARN CONVERSION REALLY IS IMPRESSIVE AND MUST BE SEEN TO BE APPRECIATED.

Asking Price £450,000

Council Tax: E



# North Sweeming Court, Sherburn in Elmet, Leeds

## DESCRIPTION

### Reception Hall

Entrance door and side screen. Stone flooring . High vaulted ceiling exposing the king trusses and beams

### Lounge

Window to the rear. Rustic exposed brick chimney breast stretching to the full height of the vaulted ceiling housing a Stovax multi fuel burner. Double panel radiators. Two wall lights. Television satellite and aerial points. Internal contemporary glass brick window. Open plan doorway to:

### Dining Room

An addition to this family home featuring an arched open plan doorway with exposed rustic brick wall. Double panel radiator. Two windows to the front elevation and french doors to front patio. Recessed halogen lighting. Suspended ceiling light.

### Sitting Room / Sun Room

Could also be ideally used as a sunroom as it features three windows to three sides and french door to rear patio. Two wall lights. Wooden flooring. Double panel radiator.

### Kitchen

To the rear of the property. Fitted with a wide range of shaker style units to base and wall levels. Featuring under-unit lighting. Large belfast sink unit with mixer taps. Integrated dishwasher, washer / dryer, fridge and freezer & microwave. Built-In cooking appliances including induction hob and double under-unit oven and brushed steel chimney hood with extractor. Built in wine rack. Tiled flooring. Vaulted ceiling with exposed beams. Halogen lighting

### Family Bathroom

Fully tiled. Impressive, vaulted ceiling. Modern suite comprising panelled bath with mixer taps and shower attachment, single large wash basin and close coupled WC. Ceramic tiled floor. Extractor fan. Chrome radiator. Velux style roof window.

### Bedroom 1

To the front of the property. Recessed double wardrobe. Recessed halogen lighting. Telephone point. Double panel radiator. Door to:

### En Suite

A modern finished stylish bathroom with fully tiled walls and floor. Quality WC, tiled shower cubicle with mixer taps and chrome shower rose and wash basin. Double panel radiator. Large LED mirror. Halogen lighting. Extractor fan.

### Bedroom 2

To the front of the property. Vaulted ceiling. Double panel radiator. Recessed internal wardrobe.

### Bedroom 3

To the front of the property. Single panel radiator. Recessed halogen lighting.

### Exterior

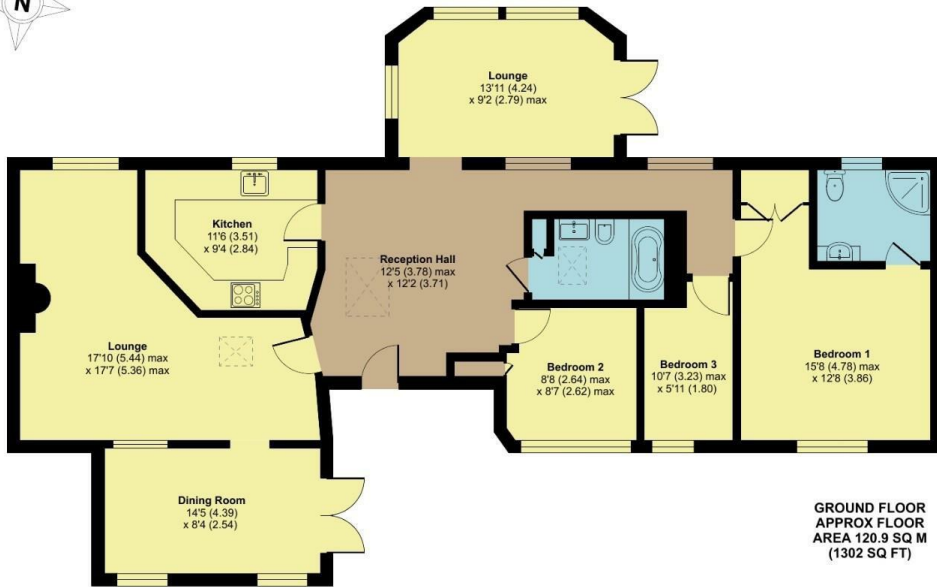
Entrance is gained to the property via ornate wrought iron remote control gates with security code or open via mobile phone. A gravelled drive leads to private drive with ample parking space for approx. 4 vehicles and detached garage with two remote control roller doors, lights and power connected. The front of the property enjoys a large composite decking, lawned gardens and pathway that stretched to the front, side and rear where there is a further patio, retaining walls, lawned gardens.





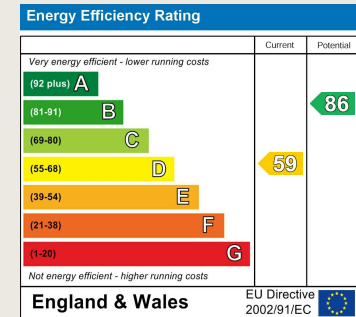
# North Sweeming Court, Sherburn In Elmet, LS25

Approximate Area = 1302 sq ft / 120.9 sq m  
For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

01937 588228

5a Market Place Wetherby, LS22 6LQ

wetherby@hunters.com

