



 **6**  
Bedrooms

 **3**  
Bathrooms

**Tenure :**  
**Freehold**





Tudor Sales and Lettings are pleased to present for sale this 5 bedroom detached property with 1 bedroom annexe. Located in the popular Sherburn-In-Elmet area the property boasts easy access to arterial routes and a wide range of local shops and amenities in Sherburn-In-Elmet town centre.

The accomodation comprises of in brief: To the ground floor: Living room, Kitchen, Dining room, Lounge and Utility room.

To the first floor: Five double bedrooms, bathroom and en-suite.

Ground Floor Annexe: Kitchen/Living room, Conservatory, Bedroom, en-suite bathroom and Double garage.

**Kitchen** 5.63m x 3.14m (18' 5" x 10' 4")

Modern fitted kitchen with a range of wall and base units and integrated appliances including dishwasher, oven with hob and extractor fan over and Belfast style sink with mixer tap. Double glazed window, French style double glazed patio doors. Spotlighting to ceiling.

**Living Room** 5.69m x 5.32m (18' 8" x 17' 5")

Generously proportioned living room with wooden flooring, Two double glazed windows, feature fireplace with matlepiece surround, coving to the ceiling and centrally heated radiator

**Dining Room** 5.45m x 3.30m (17' 10" x 10' 10")

Dining room with wooden flooring, coving to ceiling, double glazed window and centrally heated radiator.

**Lounge** 3.30m x 3.14m (10' 10" x 10' 4")

Situated off the kitchen is this lounge with coving to ceiling, French style double glazed patio doors.

**Utility Room** 3.14m x 1.67m (10' 4" x 5' 6")

Utility room with a range of wall and base units and space for washing machine, tumble drier and other appliance as required. Double glazed window and door to garden.

**WC** 3.14m x 1.41m (10' 4" x 4' 8")

With white two piece suite comprising of low flush WC and hand basin.

**Bedroom 1** 5.33m x 3.64m (17' 6" x 11' 11")

Double bedroom with two double glazed windows, coving to ceiling and centrally heated radiator.

**En-suite** 3.29m x 1.93m (10' 10" x 6' 4")

En-suite bathroom to main bedroom currently awaiting bathroom suite.

**Bedroom 2** 4.78m x 3.30m (15' 8" x 10' 10")

Double bedroom with coving to the ceiling, double glazed window and centrally heated radiator

**Bedroom 3** 3.66m x 3.17m (12' x 10' 5")

Double bedroom with coving to the ceiling, double glazed window and centrally heated radiator

**Bedroom 4** *3.72m x 3.15m (12' 2" x 10' 4")*

Double bedroom with coving to the ceiling, double glazed window and centrally heated radiator

**Bedroom 5** *3.31m x 3.15m (10' 11" x 10' 4")*

Double bedroom with coving to the ceiling, double glazed window and centrally heated radiator

**Bathroom** *3.47m x 2.52m (11' 5" x 8' 3")*

Partially tiled bathroom with white four piece suite comprising of bath, WC, bidet and hand basin. Seperate shower unit. Two double glazed windows with privacy glass.

**Annexe Conservatory** *5.05m x 3.03m (16' 7" x 9' 11")*

Large conservatory with double glazed doors to garden.

**Annexe Kitchen/Living Room** *5.05m x 3.30m (16' 7" x 10' 10")*

Kitchen/Living room with wooden flooring, Fireplace with mantelpiece surround. Kitchenette with a range of wall and base units. sink with mixer tap and tiled splashback.

**Annexe Bedroom (6)** *3.42m x 2.99m (11' 2" x 9' 10")*

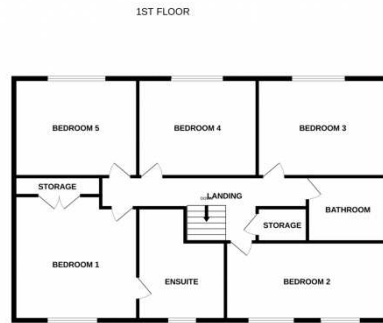
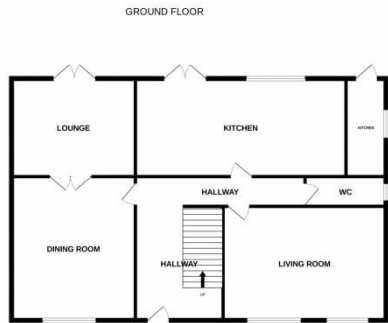
Bedroom with space for double bed if required. Velux style roof window.

**Annexe En-Suite** *1.98m x 1.53m (6' 6" x 5' )*

Partially tiled bathroom with white three piece suite comprising of WC, hand basin and shower tray with glass surround. Double glazed window with privacy glass

**Garage** *5.50m x 5.19m (18' x 17' )*

Large Double garage.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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