



 **4**
Bedrooms

 **2**
Bathrooms

Tenure :
Freehold



Tudor Sales & Lettings are delighted to offer for sale this immaculate four bedroom detached family home, occupying a corner plot and ideally positioned on the ever popular Hadrian Court in the highly sought after village of Sherburn in Elmet.

Finished to a modern standard throughout, this impressive property offers well-proportioned and versatile accommodation, briefly comprising:

Ground floor: welcoming entrance hallway, a stylish kitchen/diner ideal for family living and entertaining, spacious lounge, and a separate utility room.

First floor: landing that has access to a boarded loft from a pull down ladder, ideal for storage. Principal bedroom with en-suite shower room, three further generously sized double bedrooms, and a contemporary family bathroom.

The property further benefits from gas central heating and double glazed windows throughout.

Externally, the front of the property features a double driveway providing ample off street parking and leading to an integral garage. To the rear is a fully enclosed, south facing and low-maintenance garden with artificial turf and patio areas, perfect for outdoor relaxation and entertaining.

For further information or to arrange a viewing, please contact Tudor Sales & Lettings on 0113 282 3056.

Kitchen Diner *3.28m x 5.64m (10' 9" x 18' 6")*

A stunning kitchen diner with contemporary fitted kitchen. A wide range of wall and base units. Laminated worktops. Sink and tap. Integrated oven, hob and extractor hood over. Other integrated appliances include a dishwasher and fridge freezer. Tiled flooring. Two central heating radiators. Double glazed window and double glazed French doors open to the rear garden.

Lounge *4.58m x 3.51m (15' x 11' 6")*

Feature media wall with fully working fire. Two double glazed windows. Central heating radiator.

Family Room *5.55m x 3.06m (18' 3" x 10')*

Fitted units. Sink and tap. Laminated worktop. Laminated flooring. Central heating radiator.

WC / Cloaks

Wash hand basin. WC. Central heating radiator.

Bedroom 1 *4.53m x 3.59m (14' 10" x 11' 9")*

Double bedroom with fitted wardrobe. Central heating radiator. Double glazed window. Full air conditioning.

En-Suite *2.97m x 1.76m (9' 9" x 5' 9")*

Shower cubicle. Wash hand basin. WC. Tiled flooring. Double glazed window. Heated towel rail.

Bedroom 2 *3.60m x 2.74m (11' 10" x 9')*

Double bedroom with double glazed window and a central heating radiator.

Bedroom 3 *3.46m x 2.96m (11' 4" x 9' 9")*

Double bedroom with double glazed window and a central heating radiator.

Bedroom 4 *3.25m x 2.99m (10' 8" x 9' 10")*

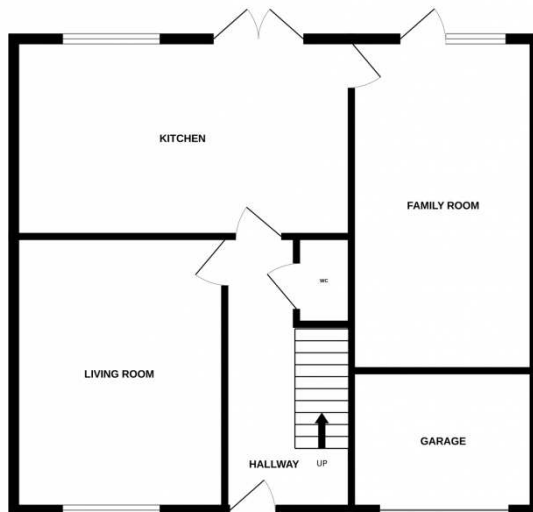
Double bedroom with double glazed window and a central heating radiator. Fitted wardrobe.

Bathroom *2.42m x 1.88m (7' 11" x 6' 2")*

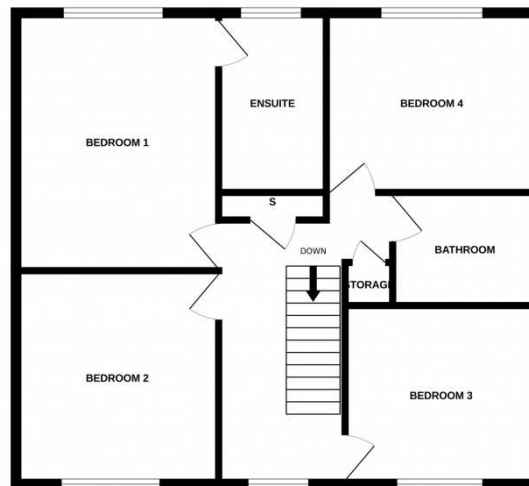
Family bathroom with a white three piece suite comprising of: - bath with shower over, wash hand basin and a wc. Tiled flooring and part tiled walls. Heated towel rail. Double glazed window.

Offers in excess of £435,000
Hadrian Court, Sherburn In Elmet


GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	91	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Address: Hadrian Court, Sherburn In Elmet

