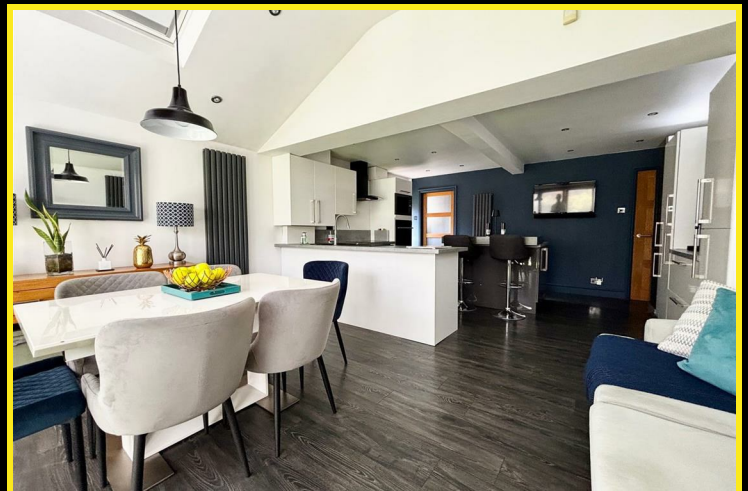


Mike
Dobson



2 Pasture Avenue

Sherburn In Elmet, Leeds, LS25 6LG

£330,000

2 Pasture Avenue

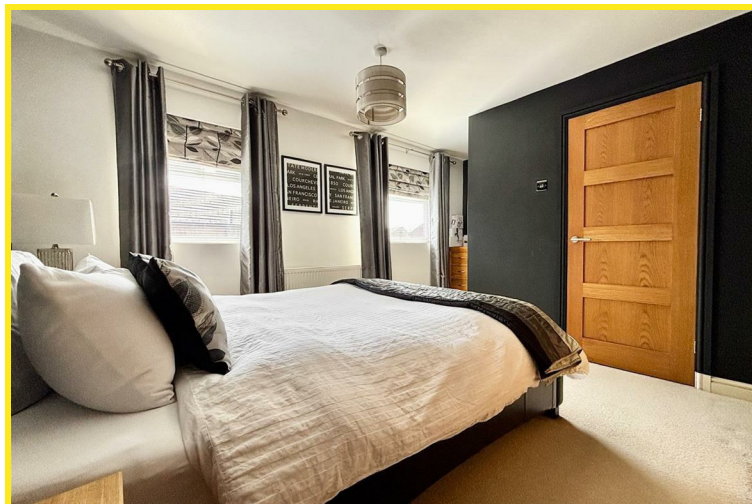
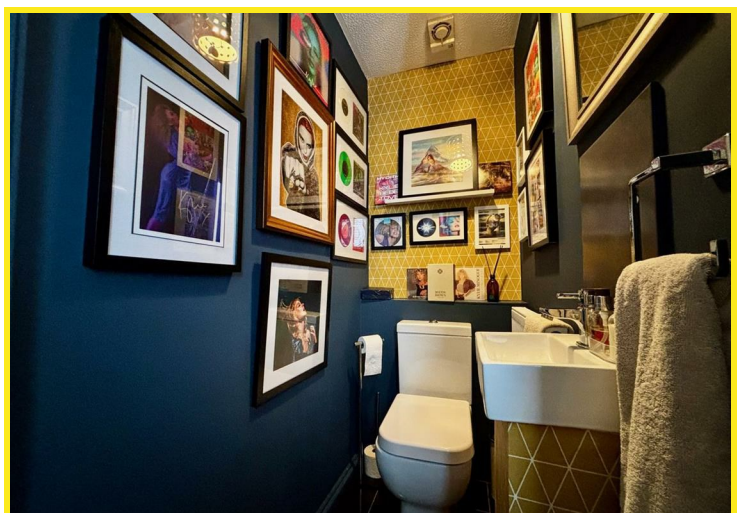
Nestled in the charming area of Sherburn In Elmet, Leeds, this beautifully presented three-bedroom detached house on Pasture Avenue offers a perfect blend of modern living and comfort. The property has been thoughtfully extended to the rear, creating a spacious open plan kitchen, dining, and family room that is ideal for both entertaining and everyday family life.

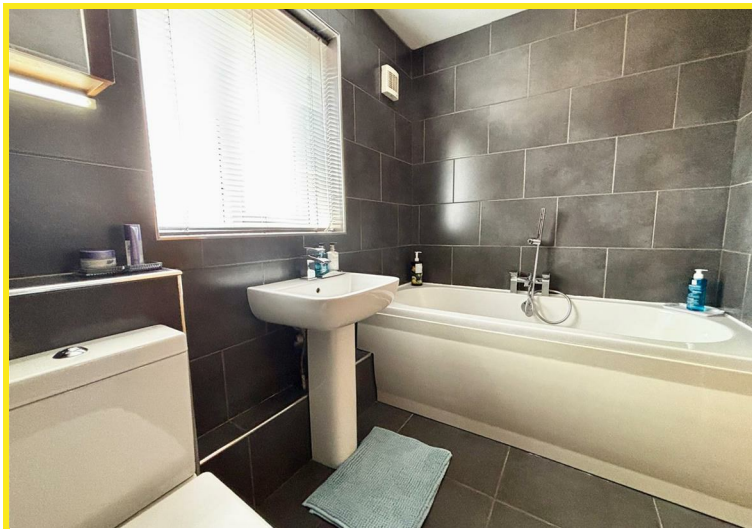
The modern fitted kitchen is a chef's delight, featuring a range of integrated appliances, including a fridge freezer, dishwasher, washing machine, microwave, and a four-ring induction hob with an electric oven. This well-designed space ensures that cooking and hosting are both enjoyable and efficient. The ground floor also boasts a convenient WC, enhancing the practicality of the home.

Upstairs, you will find three well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, providing a private retreat. The family bathroom offers a three-piece white suite, ensuring a fresh and inviting atmosphere.

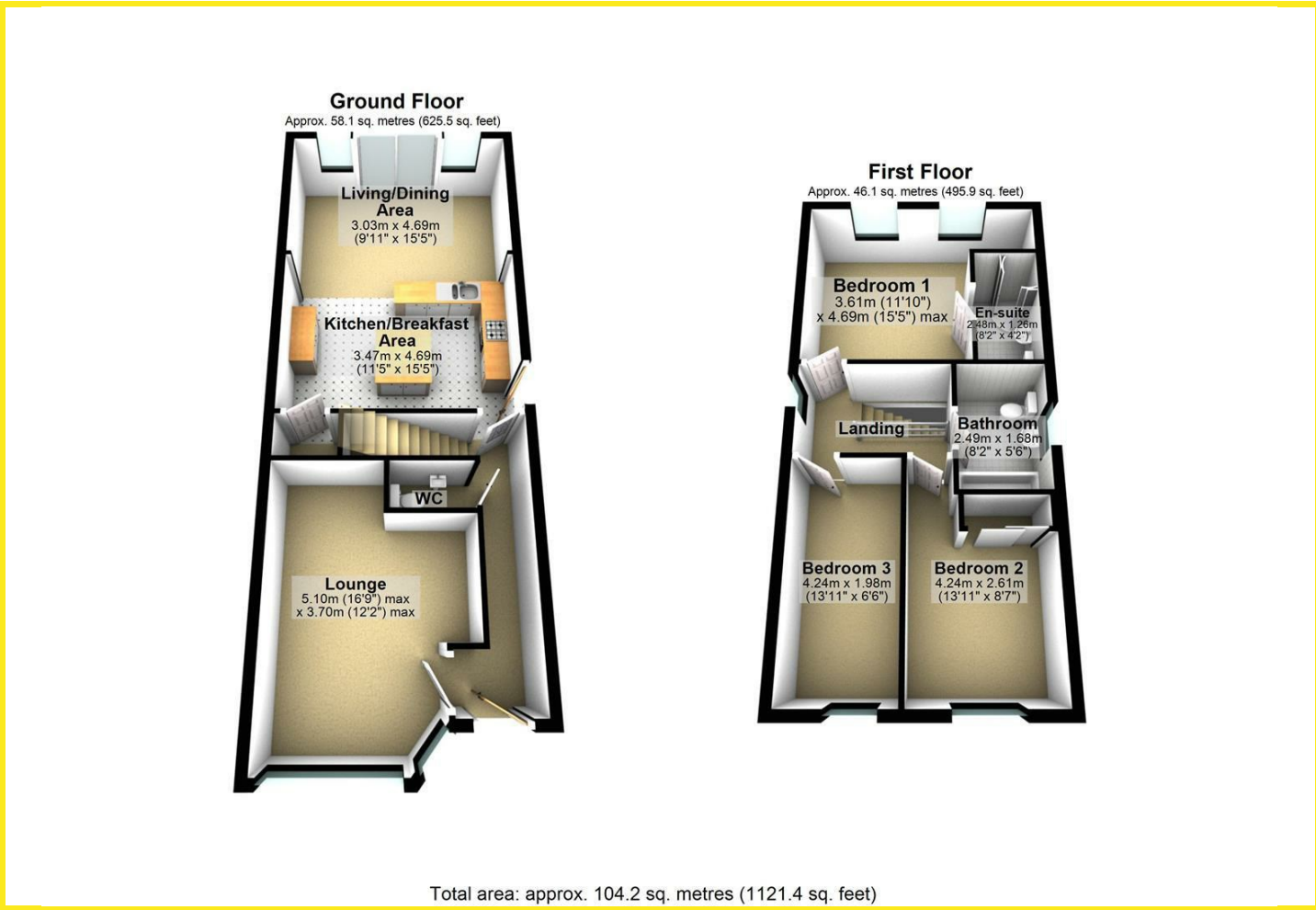
Outside, the property provides off-road parking for two cars, along with a garage featuring an up-and-over door for added convenience. The private and enclosed rear garden is a delightful space, complete with a brick-paved patio and artificial lawn, perfect for outdoor gatherings or simply enjoying a quiet moment in the sun.

This property is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a sought-after location. Whether you are a growing family or looking for a peaceful retreat, this home on Pasture Avenue is sure to impress.

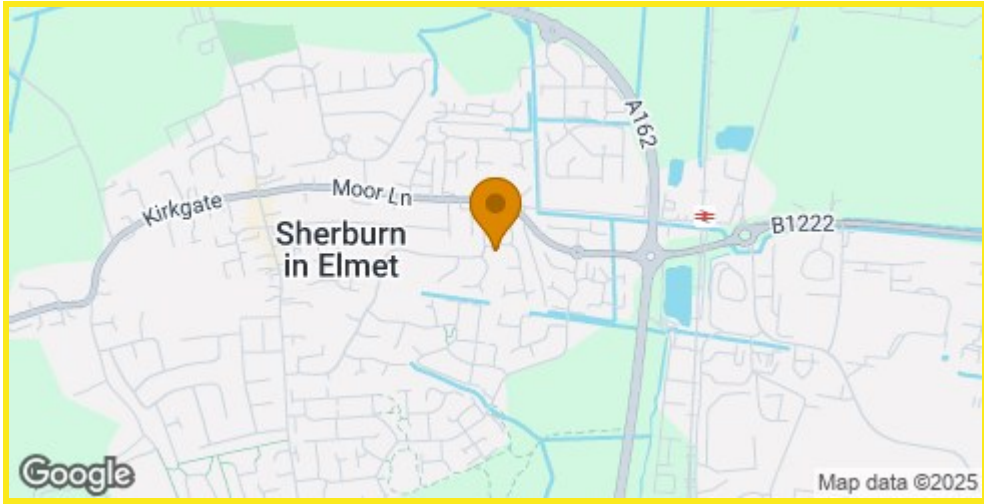




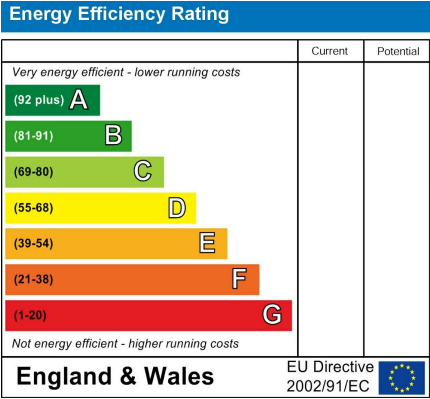
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn right onto Low Street and proceed to the traffic lights. Turn right at the traffic lights onto Moor Lane. Continue to the mini roundabout and turn right onto Pasture Way. Take the first turning left onto Pasture Avenue where the property can be found on the right hand side as indicated by the Agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.