

Park Row

The proactive estate agent



Egremont Place, Sherburn In Elmet, Leeds, LS25 6FY

Offers In Excess Of £300,000



***GUIDE PRICE £300,000 - £325,000**

****DETACHED**THREE/FOUR BEDROOMS**GARAGE**DRIVEWAY**ENCLOSED REAR GARDEN**BEAUTIFULLY PRESENTED THROUGHOUT**EN-SUITE TO BEDROOM ONE****

Nestled in the charming area of Egremont Place, Sherburn In Elmet, Leeds, this delightful detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 921 square feet, the property boasts three well-proportioned bedrooms, with the added versatility of a fourth bedroom located on the ground floor, ideal for use as a home office or guest room.

As you enter, you are greeted by a beautifully presented interior that exudes warmth and style. The heart of the home is the open plan kitchen and dining room, which features double doors that seamlessly connect to the rear garden, creating an inviting space for family gatherings and entertaining. The integral garage and driveway provide ample parking for up to three vehicles, ensuring convenience for busy families.

Surrounded by gardens, the property offers a tranquil outdoor space, with the rear garden being fully enclosed, making it a safe haven for children and pets to play. This home is situated within a friendly estate, making it an ideal location for families seeking a supportive community atmosphere.

With its thoughtful layout and modern amenities, this detached house is not just a property; it is a place where cherished memories can be made. Whether you are looking to settle down or seeking a family-friendly environment, this home in Sherburn In Elmet is sure to impress. Don't miss the opportunity to make this lovely residence your own.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! *WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a white composite door with two obscure double glazed windows within which leads into;;

ENTRANCE HALLWAY

3'11" x 3'6"



A door which leads into the garage which also leads to the office/bedroom four, central heating radiator and an internal door which leads into;

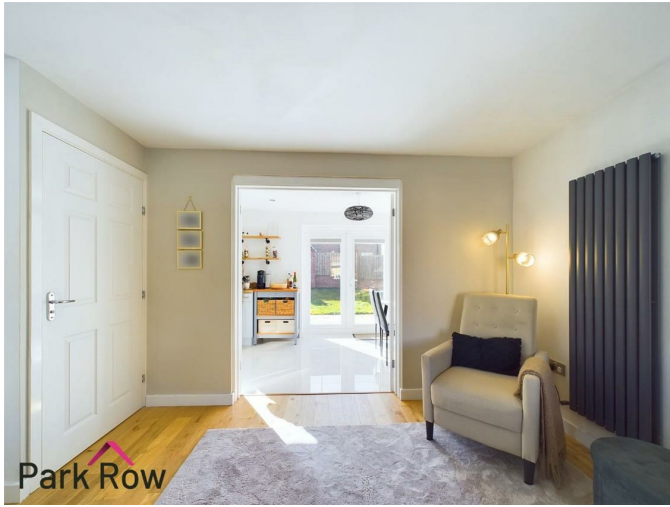
LOUNGE

16'4" x 10'4"



Double glazed window to the front elevation, stairs which lead up to the first floor accommodation, a door which leads into an under-stairs storage cupboard, grey vertical central heating radiator and double doors which lead into;





KITCHEN/DINING ROOM
18'9" x 7'8"

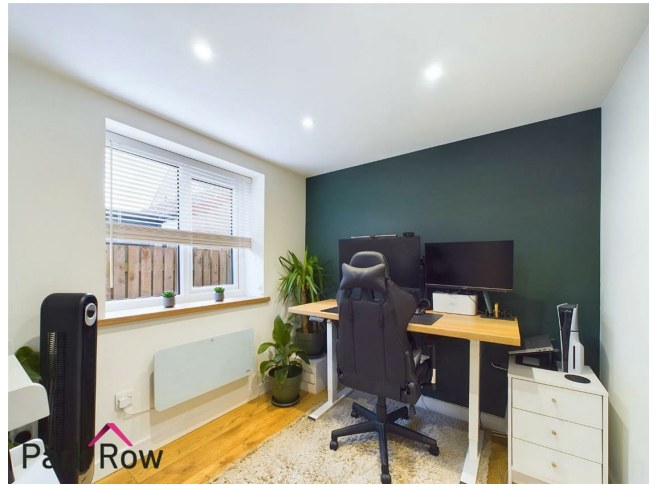


Double glazed window to the rear elevation, grey shaker-style wall and base units surrounding, LED underlighting, four ring gas hob with a built in extractor fan over and tiled splashback, integral oven, one and a half stainless steel drainer sink with chrome taps over, space for freestanding fridge/freezer, space for a dining table and chairs, grey panelling to the wall, central heating radiator and double glazed double doors which lead out to the rear garden.



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BEDROOM FOUR/OFFICE 8'0" x 7'7"



Accessed via the door in the garage and includes; a double glazed window to the side elevation and an electric radiator.

FIRST FLOOR ACCOMMODATION

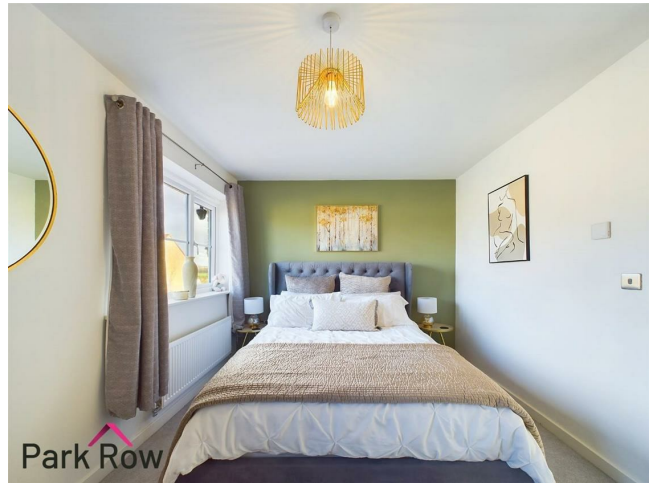
LANDING 6'2" x 4'7"

Double glazed window to the side elevation, loft access and internal doors which lead into;

BEDROOM ONE 14'3" x 9'6"



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Two double glazed windows to the front elevation, central heating radiator and an internal door which leads into;



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BEDROOM TWO
11'3" x 8'9"



Double glazed window to the rear elevation and a central heating radiator.

EN-SUITE
6'10" x 4'3"



Obscure double glazed window to the front elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, fully tiled walk in mains shower with a glass shower screen, half-tiled wall behind the W/C and a white towel radiator.

BEDROOM THREE
9'10" x 7'10"



Double glazed window to the rear elevation and a central heating radiator.



FAMILY BATHROOM
8'8" x 5'7"



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, panel bath with a mains shower above and a glass shower screen, fully tiled around the bath and half tiled to the wall behind the W/C, chrome towel radiator and LED spotlights to the ceiling.

EXTERIOR

FRONT



To the front of the property there is a block paved driveway with space for parking, access into the garage, electric for an EV car charger, a paved pathway which leads down the side of the property to a pedestrian gate giving access to the rear garden, border filled with mature bushes/shrubs, perimeter fencing to both sides and the rest is mainly lawn.



GARAGE
8'0" x 7'10"

Accessed via a white up and over door from the driveway or through the door in the entrance hallway and includes; power, lighting and a door which leads into bedroom four/office.



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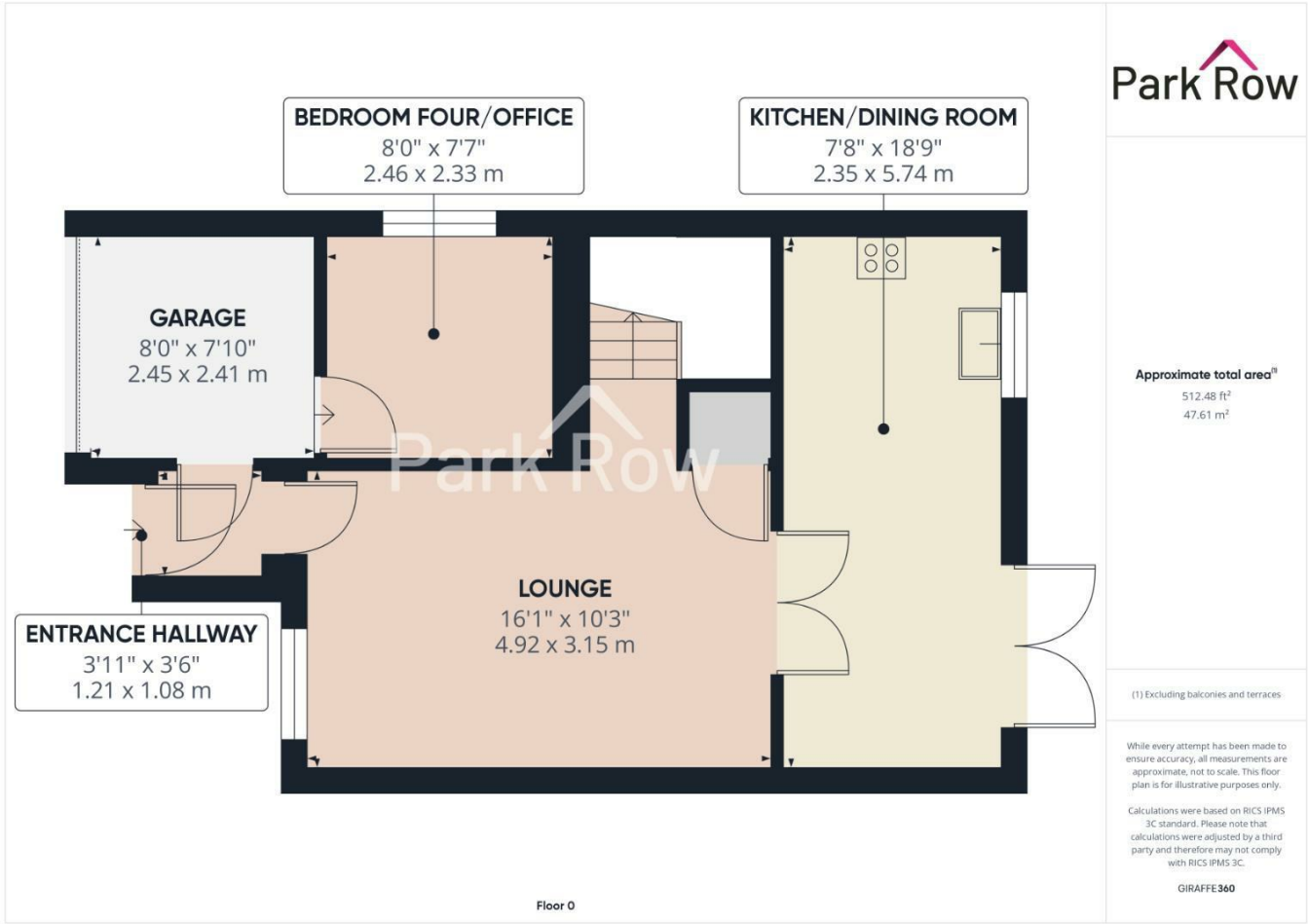


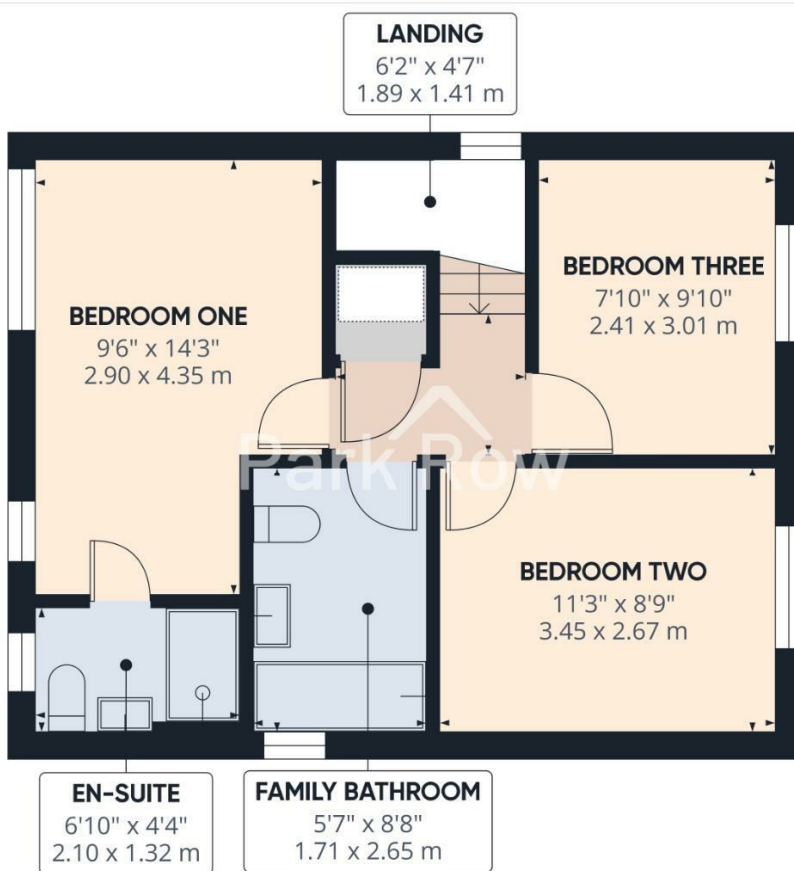
REAR



Accessed via the pathway at the front of the property or through the double doors in the kitchen/dining room where you will step out onto; a paved area with space for seating, borders filled with decorative stones, brick built dwarf wall with wooden fencing above to the right hand side and rear elevation, wooden fencing to the left hand side and the rest is mainly lawn.







Floor 1


Park Row

Approximate total area⁽¹⁾
408.72 ft²
37.97 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE 360



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