

Park Row

The proactive estate agent



Moor Lane, Sherburn In Elmet, Leeds, LS25 6DZ

Offers In Excess Of £375,000



DETACHED BUNGALOW**NO ONWARD CHAIN**BEAUTIFULLY PRESENTED THROUGHOUT**FOUR BEDROOMS**TWO RECEPTION ROOMS**DOWNSTAIRS BATHROOM**ENCLOSED REAR GARDEN**PARKING**

Nestled on Moor Lane in the charming village of Sherburn In Elmet, this beautifully presented detached dormer bungalow offers a perfect blend of comfort and style. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office. Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the home. The downstairs bathroom adds convenience, making daily routines effortless.

The enclosed rear garden is a delightful feature, offering a private outdoor space for gardening, play, or simply enjoying the fresh air. It is an ideal setting for summer barbecues or quiet evenings under the stars.

Additionally, the property benefits from off-road parking, ensuring that you and your guests have easy access.

This bungalow is not only a comfortable residence but also a wonderful opportunity to enjoy the peaceful lifestyle that Sherburn In Elmet has to offer. With its close-knit community and local amenities, you will find everything you need within easy reach.

In summary, this detached dormer bungalow on Moor Lane is a rare find, combining modern living with the charm of village life. Don't miss the chance to make this lovely property your new home.

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 double glazed entrance door with a glass panel insert within which leads into;

KITCHEN

26'3" x 8'9"



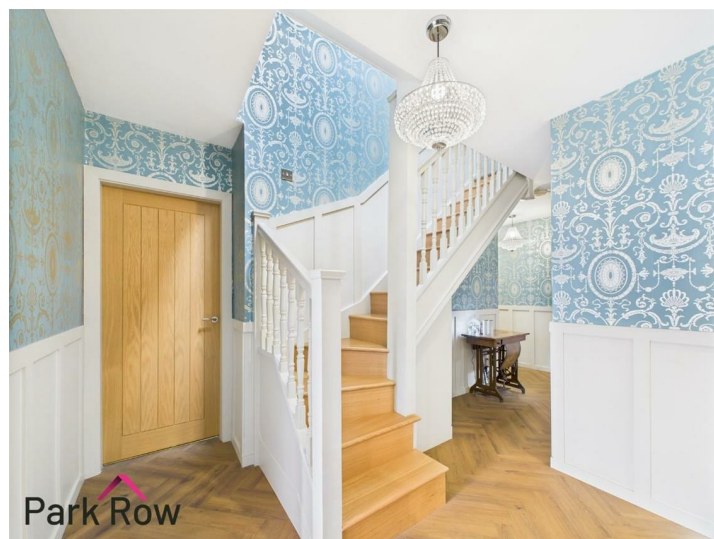
Double glazed window to the front elevation, two Velux windows to the ceiling, two further double glazed windows to the side elevations, reed green Howdens base units with wooden worktops above, tiled splashback, breakfast bar with space for seating, Double Belfast sink set within the worktop with chrome taps over, space and plumbing for washing machine. an AGA with a built in extractor fan above, a built in cupboard with reed green doors plus space for storage, a further built in pantry with reed green doors and a new Oak internal door which leads into;



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HALLWAY
(12'8" x 3'11") + (8'8" x 8'7")



Stairs which lead up to the first floor accommodation, LVT herringbone style flooring, cream wooden built in cupboards with storage space for coats/shoes/outdoor kit, an under-stairs cupboard with Hoover storage, cream wooden decorative panelling to the walls and a new Oak internal doors which leads into;

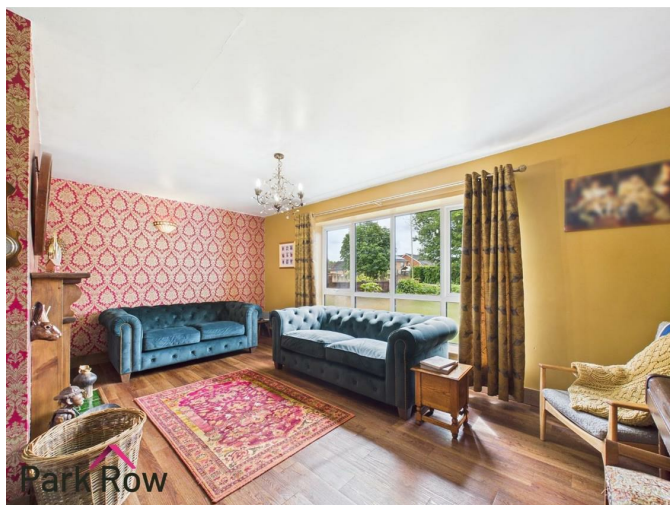


LOUNGE
19'0" x 11'11"



Double glazed window to the front elevation, an open fire set within an ornate cast-iron and wood fireplace with green tiling plus there are wall lighting pendants.



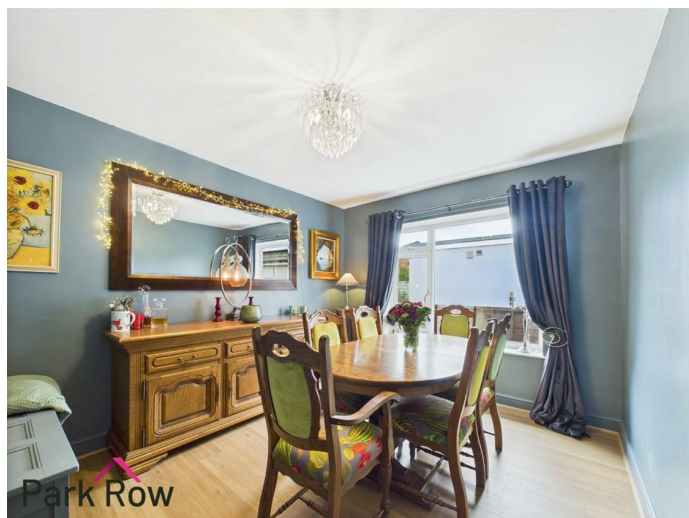


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DINING ROOM 12'2" x 10'1"



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Double glazed window to the side elevation and space for an eight seater dining room table and chairs.

SNUG 11'4" x 8'7"



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Double glazed French doors with side glass panels to either side which lead out to the rear garden, LED spotlights to the ceiling and electrics for a wall mounted television.



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BEDROOM ONE
11'10" x 11'4"



Double glazed window to the rear elevation.

BEDROOM FOUR
11'11" x 8'10"



Double glazed window to the rear elevation.



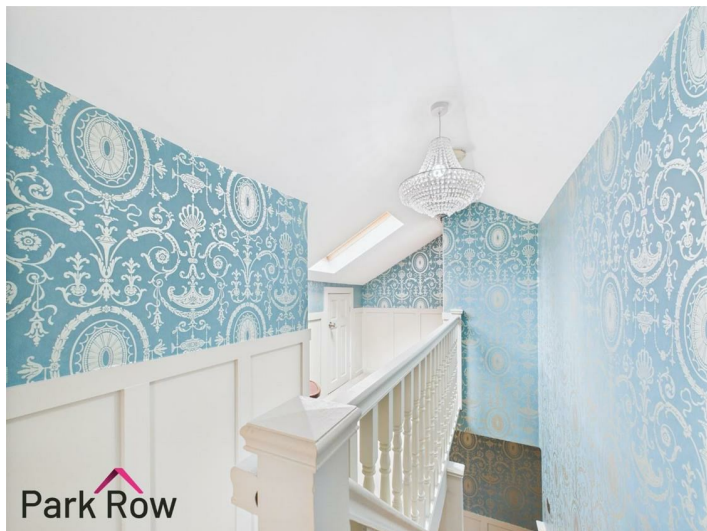
Obscure double glazed window to the side elevation and has a white suite comprising: A 1700 x 725mm Carron Status left hand curved bath with a 1700mm Carron Status front bath panel plus a chrome pop-up bath waste and a 875mm Kudos Inspire 2 panel in fold right hand bath screen, a Aqualisa Quartz Blue digital dual shower and bath filler which is above the bath, close coupled w/c, handbasin with chrome taps over and built in vanity unit below, chrome heated towel rail, spotlights to the ceiling and is fully tiled around the bath and half tiled to remaining walls.



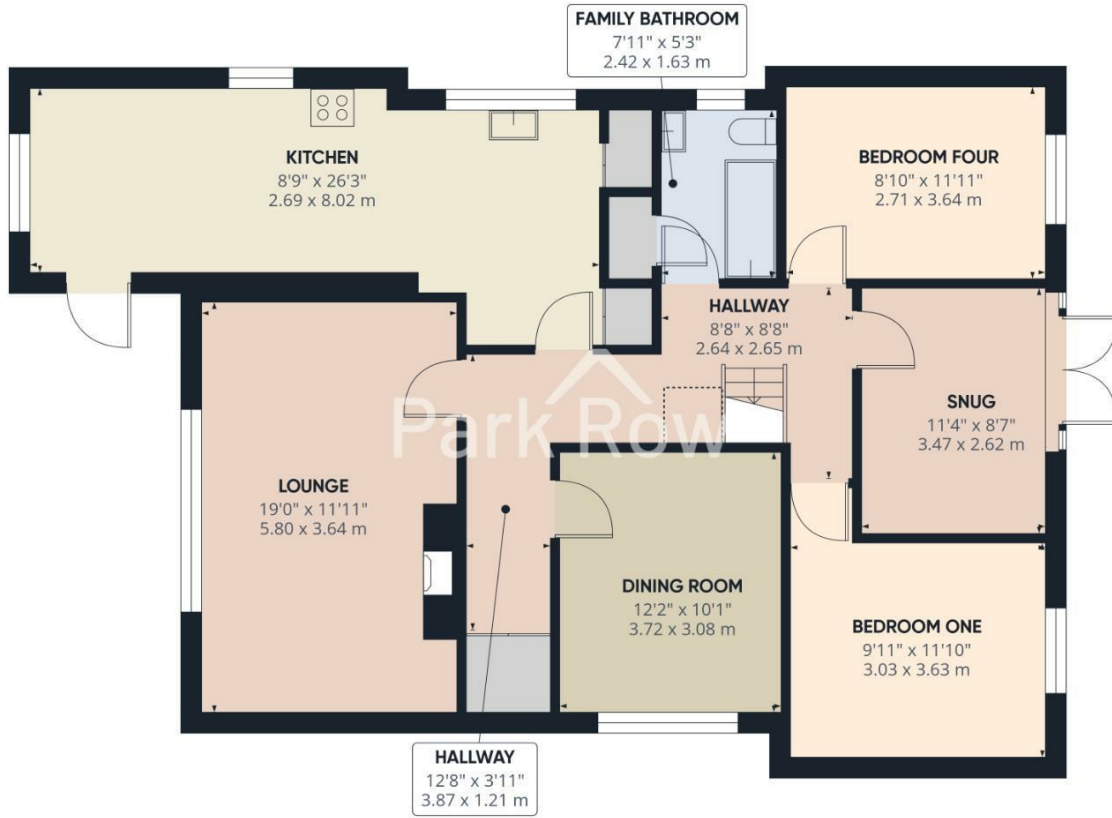
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FIRST FLOOR ACCOMMODATION
LANDING



A double glazed Velux window to the ceiling, cream wooden decorative panelling to the walls and new Oak internal doors which lead into;



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Approximate total area⁽¹⁾

1156 ft²
107.3 m²

Reduced headroom

6 ft²
0.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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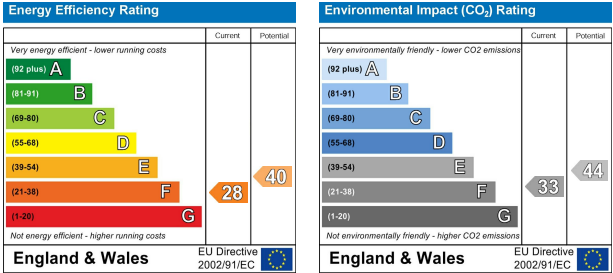




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