

Park Row

The proactive estate agent



Pasture Way, Sherburn In Elmet, Leeds, LS25 6LQ

Offers In Excess Of £350,000



DETACHED HOUSE**FOUR BEDROOMS**KITCHEN/DINER**ENCLOSED REAR GARDEN**DETACHED GARAGE & PARKING**

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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INTRODUCTION

Nestled in the charming area of Sherburn In Elmet, Leeds, this delightful detached house on Pasture Way offers a perfect blend of comfort and modern living. Spanning an impressive 939 square feet, the property boasts four bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the kitchen/diner, which is designed to be both functional and stylish. This area is perfect for family meals or social gatherings, allowing for a seamless flow between cooking and dining. The property features a well-maintained enclosed rear garden, providing a private outdoor space for children to play or for hosting summer barbecues. Additionally, the convenience of a garage adds to the practicality of this home, offering ample storage or parking options. Set back from the road, this detached house enjoys a sense of privacy while still being conveniently located near local amenities and transport links. With its generous living space and desirable features, this property is a wonderful opportunity for anyone looking to settle in a friendly community. Don't miss the chance to make this lovely house your new home.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a double glazed entrance door with a glass panel insert to the top and storm porch over which leads into:

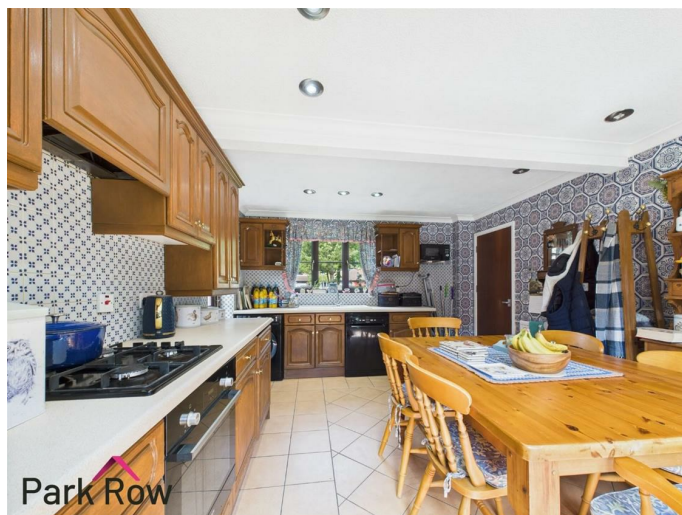
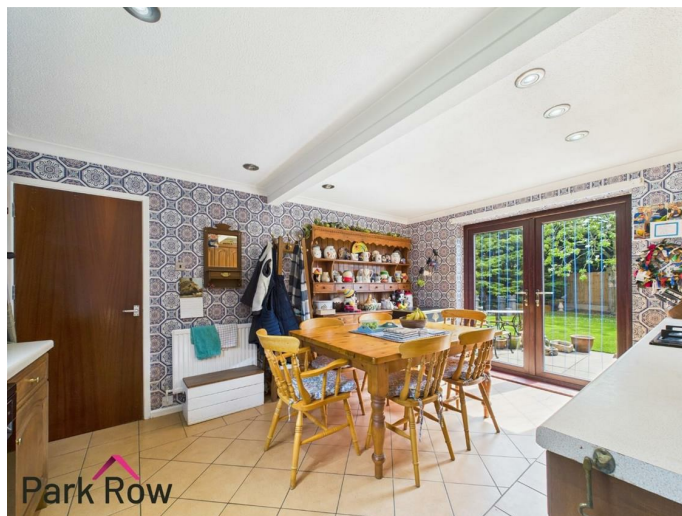
ENTRANCE HALLWAY

6'0" x 5'1"

Stairs leading to first floor accommodation, central heating radiator and has internal doors leading off:

KITCHEN/DINER

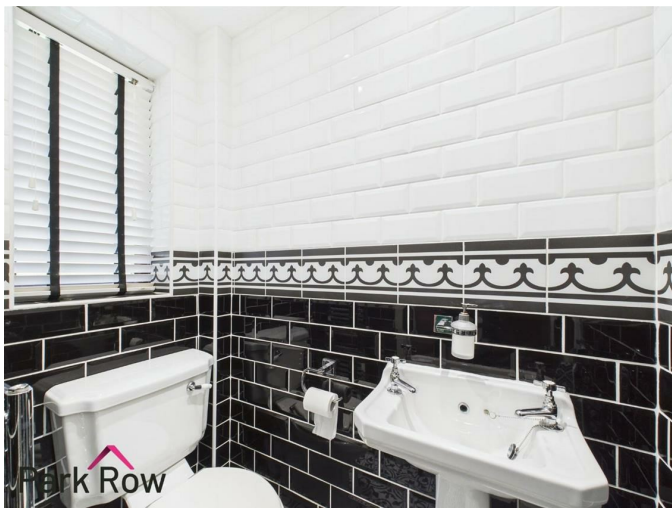
11'6" x 15'4"



Double glazed window to the front elevation, wall and base units in a wood effect finish, roll edge worktops with tiled splashbacks, one and a half white drainer sink with mixer tap over, four ring gas hob with built in extractor fan over and tiled splashback, built in electric oven below, space and plumbing for washing machine and a dishwasher, central heating radiator, spotlights to the ceiling, space for dining table and chairs, double glazed external door with two glass panel inserts which leads to the side elevation and double glazed double doors which lead out into the rear garden.



DOWNSTAIRS W/C
2'9" x 5'2"



Obscure double glazed window to the front elevation and has a white suite comprising: low level w/c, pedestal handbasin with chrome taps over. chrome heated towel rail, spotlights to the ceiling and is fully tiled to all walls.

LOUNGE
16'9" x 15'4"



Double glazed windows to the front and rear elevations, central heating radiator, gas fire set within a wooden surround on a marble hearth and an internal door which leads into downstairs storage.





FIRST FLOOR ACCOMMODATION

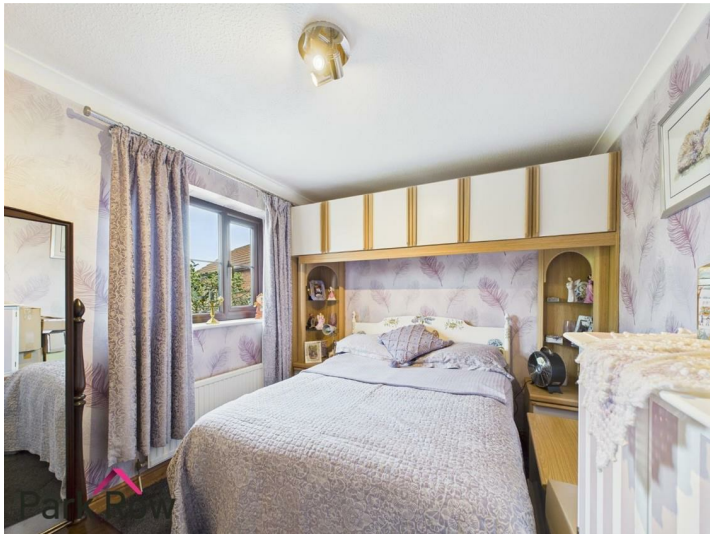
LANDING

9'6" x 6'7"

Double glazed window to the rear elevation and has internal doors leading off.

BEDROOM ONE

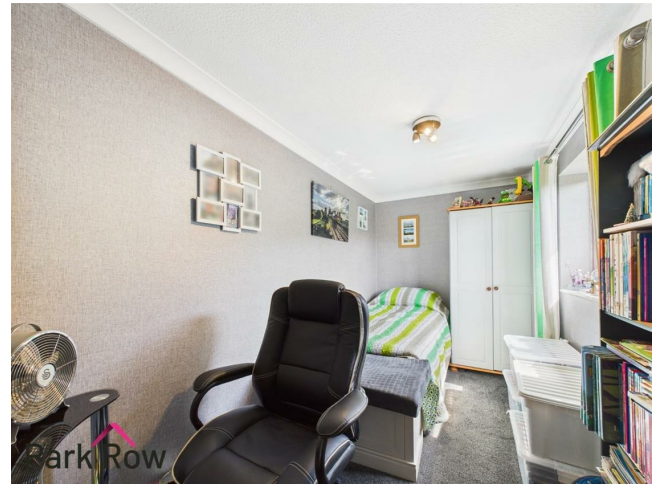
13'7" x 6'7"



Double glazed window to the front elevation, central heating radiator and has over bed storage units .

BEDROOM TWO

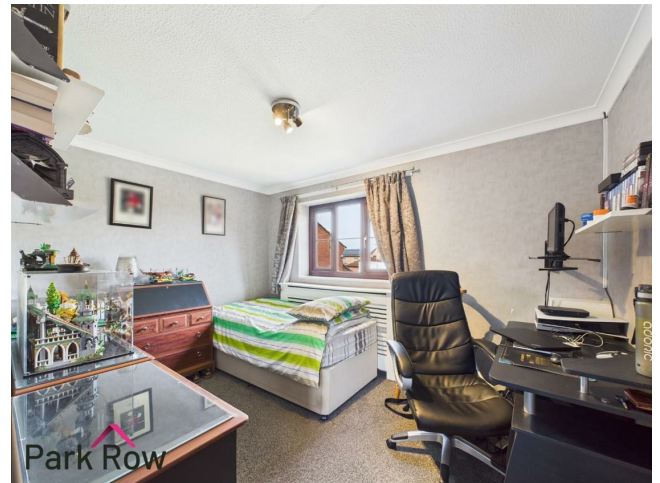
11'1" x 8'6"



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

BEDROOM THREE

11'8" x 8'5"



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

BEDROOM FOUR

8'6" x 6'7"

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



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FAMILY BATHROOM
8'6" x 5'6"



Obscure double glazed window to the front elevation and has a white suite comprising: panel bath with chrome taps over and mains shower above, handbasin with chrome tap over and built in vanity unit below, low level w/c, central heating radiator, fully tiled around the bath area and the washbasin.



EXTERIOR

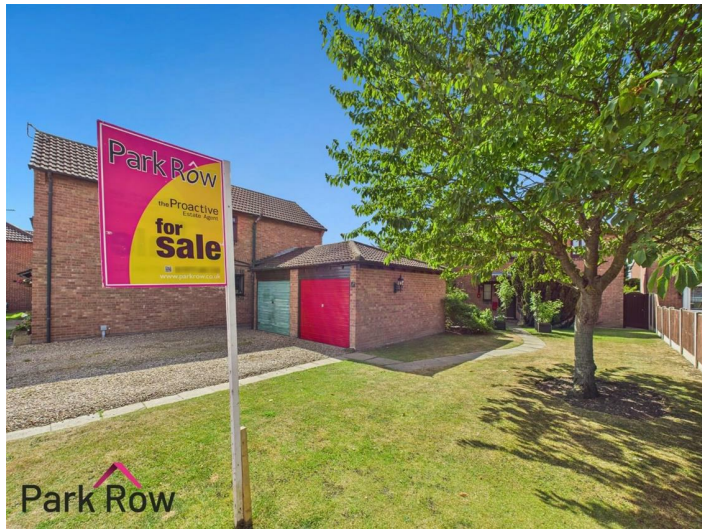
FRONT



To the front of the property is a gravel area with space for parking for 1 car which leads to a detached garage, a paved pathway leads to the front entrance door, the rest is laid to lawn with borders filled with mature shrubs and trees and a wooden pedestrian gate gives access to the rear garden.



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REAR



Can be accessed via the wooden pedestrian gate down the side of the property, the door from the kitchen or the double doors in the kitchen/diner where you will step out onto: a paved area with space for seating, the rest is mainly laid to lawn with established trees and shrubs and has wooden perimeter fencing to all sides.



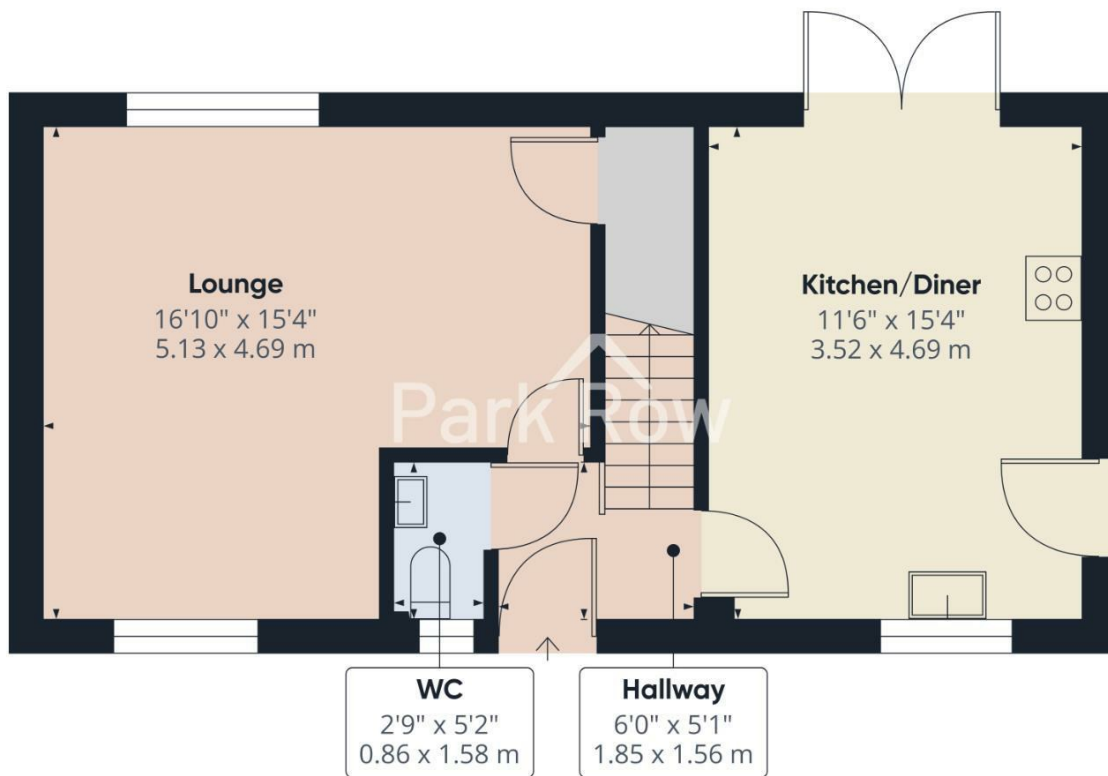
GARAGE

Accessed via and up and over door with power and lighting.



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Floor 0

Park Row

Approximate total area^m
488 ft²
45.4 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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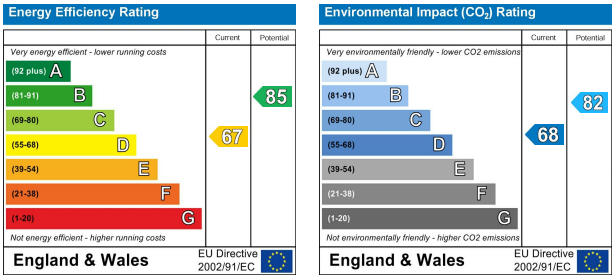




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