

Park Row

The proactive estate agent



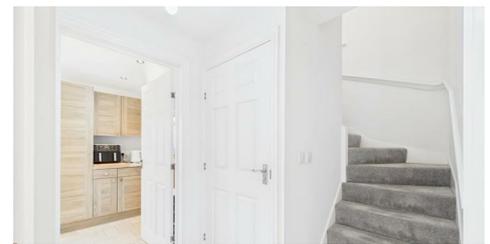
Brunswick Crescent, Sherburn In Elmet, Leeds, LS25 6GD

Offers In Excess Of £290,000



DETACHED HOUSE**THREE BEDROOMS**ENSUITE TO MASTER**ENCLOSED REAR GARDEN**GARAGE AND PARKING**OPEN VIEWS TO THE FRONT

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE STYLE OF THE PROPERTY ON OFFER. RING US ON 01977 681122 TO BOOK A VIEWING. *WE OPEN UNTIL 5.30PM MONDAY TO FRIDAY AND 1.00PM SATURDAYS



FEDERATION
OF INDEPENDENT
AGENTS

INTRODUCTION

Welcome to this charming property located on Brunswick Crescent in the picturesque village of Sherburn In Elmet, Leeds.

This delightful detached house boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy. The master bedroom even features an ensuite for added convenience and luxury.

One of the highlights of this property is the garage and parking space, making it easy for you to come and go as you please. No more worrying about finding a parking spot after a long day!

Step outside to discover the enclosed rear garden, a tranquil oasis where you can unwind and enjoy the fresh air. Imagine sipping your morning coffee or hosting a summer barbecue in this lovely outdoor space.

As you gaze out from the front of the house, you'll be greeted by open views that add a sense of serenity to the surroundings. It's the perfect spot to sit back and appreciate the beauty of the area.

Don't miss out on the opportunity to make this house your home. With its desirable features and prime location, this property on Brunswick Crescent is sure to capture your heart. Contact us today to arrange a viewing and start envisioning your future in this wonderful abode.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a sage green composite door with two glass inserts which leads into;

ENTRANCE HALLWAY

3'11" x 3'5"

Central heating radiator, burglar alarm, door leads into the garage and a further door which leads into:

LOUNGE

16'2" x 10'3"



INNER HALLWAY

3'8" x 4'1"



Double glazed window to the front elevation, central heating radiator, television point and a door which leads into;

Stairs leading to first floor accommodation, central heating radiator and doors which lead into;

DOWNSTAIRS W/C
2'11" x 4'7"



White suite comprising; close coupled w/c, handbasin with chrome taps over, central heating radiator and an extractor fan to the ceiling.

KITCHEN/DINER
7'8" x 18'9"



Double glazed window to the rear elevation, wall and base units in a modern wood effect finish with square edge worktops and tiled splashbacks, one and a half stainless steel drainer sink with chrome tap over, induction hob with stainless steel splashback and extractor over, built in electric oven below, integral washing machine, integral dishwasher, integral fridge/freezer, spotlights to ceiling. To the dining area there is double glazed double doors to the rear elevation, central heating radiator and space for dining table and chairs.





FIRST FLOOR ACCOMMODATION

LANDING

6'3" x 4'6"

Double glazed window to the side elevation half way up the stairs, loft access, smoke alarm, door leads into storage cupboard and has doors which lead into;

BEDROOM ONE

9'8" x 13'10"



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



ENSUITE

6'9" x 4'7"



Obscure double glazed window to the front elevation and includes a white suite comprising; walk in shower with mains shower and glass shower screen, close coupled w/c, handbasin with chrome tap over and tiled splashback, chrome heated towel rail, shaver point, spotlights to the ceiling, extractor fan to side elevation wall and fully tiled around the shower area.

BEDROOM TWO
9'6" x 8'8"



Double glazed window to the rear elevation, central heating radiator and fitted wardrobes with mirrored sliding doors.

BEDROOM THREE
7'10" x 7'11"



Double glazed window to the rear elevation, central heating radiator and fitted wardrobes with sliding doors, one being mirrored.



FAMILY BATHROOM
5'6" x 8'7"



Obscure glass double glazed window to the side elevation and includes a white suite comprising; panel bath with electric shower over and glass shower screen, closed coupled w/c, handbasin with chrome tap over, chrome heated towel rail, spotlights and extractor fan to the ceiling, fully tiled around the bath area and half tiled around the handbasin plus w/c.

EXTERIOR

FRONT



Tarmacked driveway with parking which leads to the garage, further tarmacked parking space to the side, paved area leads to the front entrance door and around the side of the property to a wooden pedestrian access gate which leads to the rear garden. Lovely open views across the communal green.



VIEW FROM THE FRONT



AREAL SHOT



GARAGE

Being integral with an electric door and includes; power and lighting and a pedestrian access door which leads into the hallway.

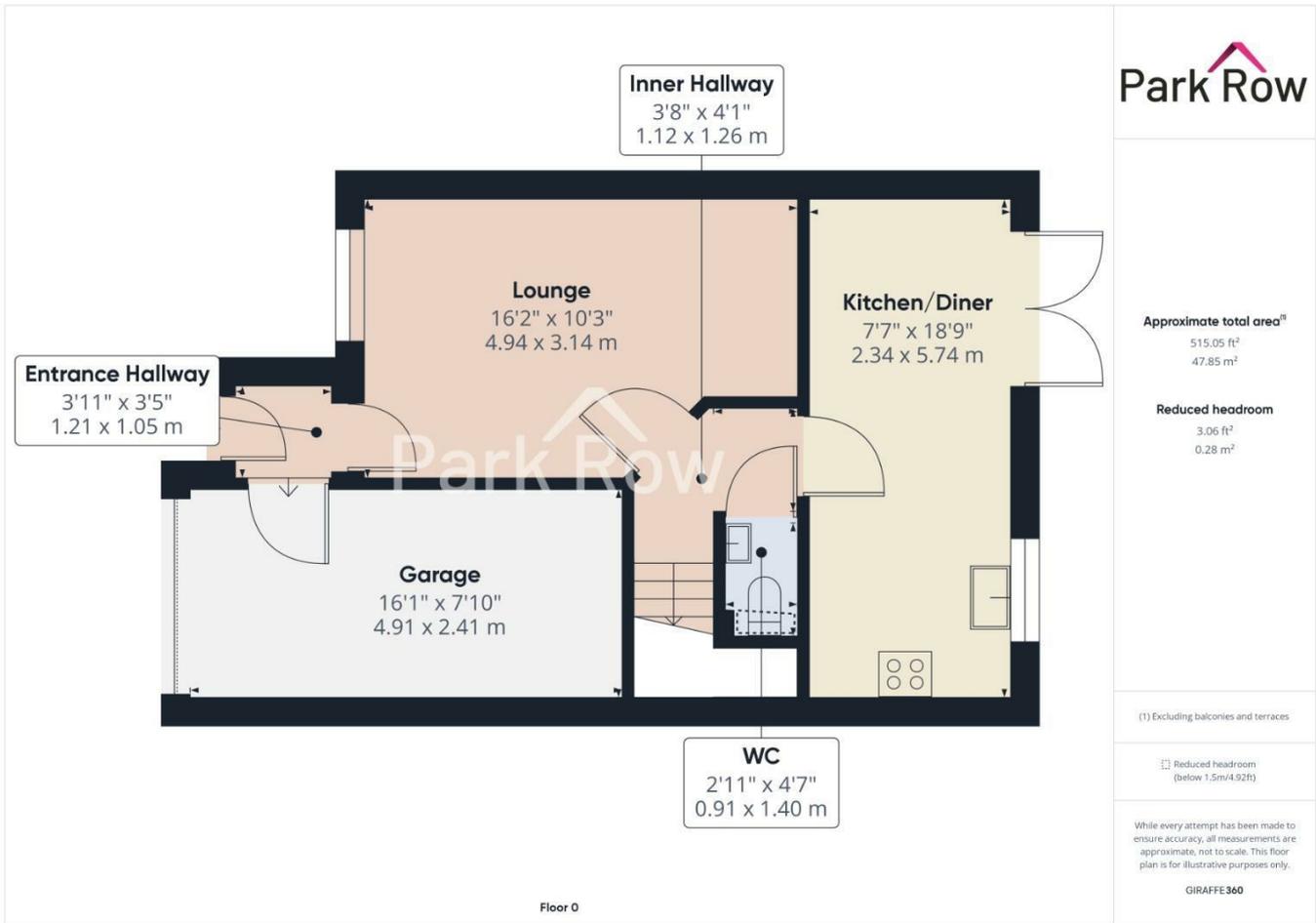
REAR



Accessed via the wooden pedestrian access gate to the side of the property or the double doors in the kitchen/diner where you will step out onto; a paved pathway which runs along the side and rear of the property, space for shed, gravelled area at the bottom of the garden with wooden trough planters to either side, outside tap and outside lighting plus perimeter fencing to all sides.



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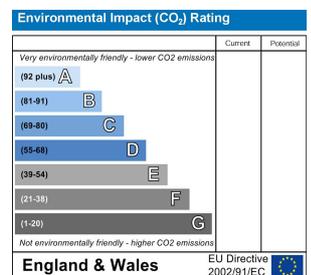
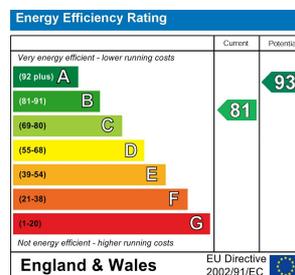






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