



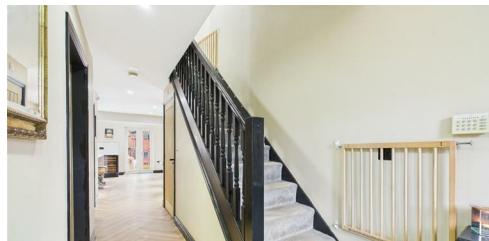
Moorland way, Sherburn in Elmet, Leeds, LS25 6FN

Offers In Excess Of £475,000



DETACHEDFOUR BEDROOMS**OPEN PLAN KITCHEN LIVING ROOM**UTILITY ROOM**PLAYROOM**DOWNSTAIRS WC**OFF ROAD PARKING** ENCLOSED REAR GARDEN**ENSUITE**INTERNAL GARAGE**EPC RATING B**

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INTRODUCTION

Nestled in the charming village of Sherburn in Elmet, this impressive detached house on Moorland Way offers a perfect blend of modern living and comfort. Spanning an expansive 1,858 square feet, this property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by an inviting reception room, providing ample space for relaxation and entertaining guests. The heart of the home is the open-plan kitchen and living room, which creates a warm and welcoming atmosphere, perfect for family gatherings. The kitchen is designed for both functionality and style, ensuring that cooking and socialising can be enjoyed simultaneously.

This property also features a convenient utility room and a playroom, adding to the practicality of the home. The downstairs WC is an added bonus, enhancing the ease of daily living. The master bedroom benefits from an ensuite bathroom, providing a private sanctuary for relaxation.

Outside, the rear garden offers a delightful space for outdoor activities and gardening, while off-road parking for vehicles ensures that you and your guests will never be short of space.

With its excellent location in Sherburn in Elmet, this detached house is not only a beautiful home but also a wonderful opportunity for those seeking a peaceful yet connected lifestyle. This property is sure to attract interest, so do not miss the chance to make it your own.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a blue uPVC door with double glazed windows within, which leads into;

HALLWAY

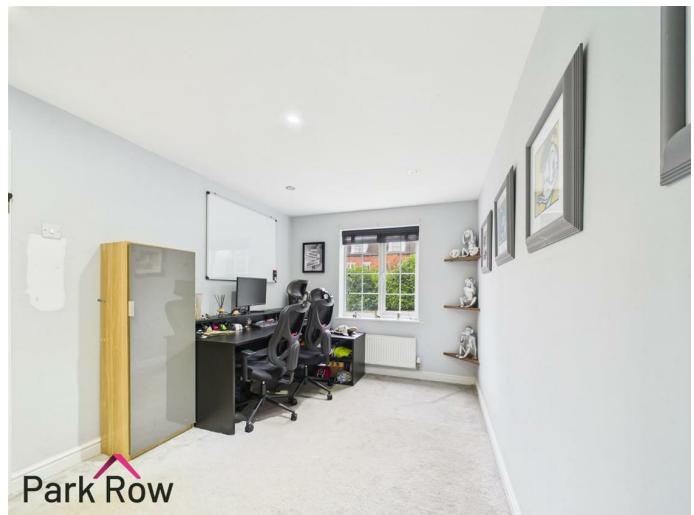
15'1" x 6'1"



A central heating radiator, staircase which leads to the first floor accommodation, open plan through to the kitchen living space and internal doors which lead into;

OFFICE

14'2" x 8'10"



A double glazed window to the front elevation and a central heating radiator,

UTILITY ROOM

5'6" x 8'4"



A uPVC door which leads to the side of the property, white shaker style wall and base units, a black laminate countertop, a stainless steel drainer sink with chrome taps over, space and plumbing for a washing machine and tumble dryer and a central heating radiator,



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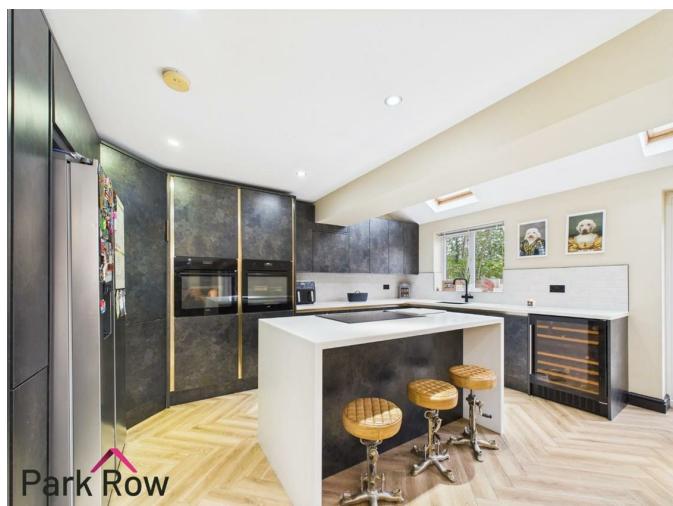




KITCHEN LIVING DINING ROOM
(16'0" x 15'5") & (12'9" x 16'7")



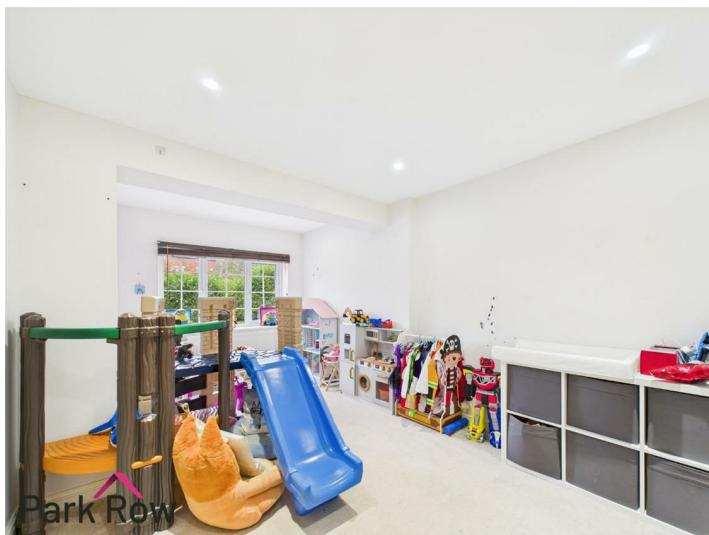
A double glazed window to the rear elevation, two Velux windows, double glazed double doors and double glazed bi-folding doors to the rear elevation. three central heating radiators, modern marble effect cabinetry to wall and base units, soft close doors, shatterproof glass trims, white Corian countertops, integrated double ovens with built in probes, integrated wine fridge, space for a fridge freezer, black undercounter sink with black mixer tap over with tiled splash back and a kitchen island with a four ring induction hob within. A feature media wall with integrated electric fire.



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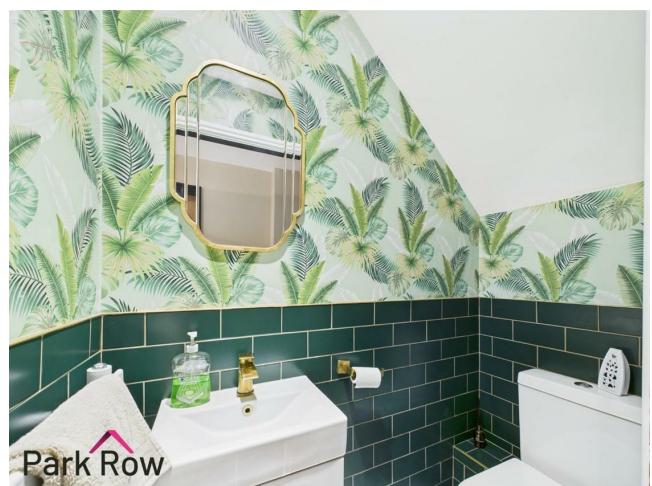
PLAYROOM
16'3" x 9'8"



A double glazed window to the front elevation and a central heating radiator,



WC



A white suite comprising of a closed couple WC, a white hand basin with gold mixer taps over and a central heating towel rail.

GARAGE
17'3" x 6'9"
Access via the internal door in the playroom or via the up and over door from the front of the property.

FIRST FLOOR ACCOMMODATION



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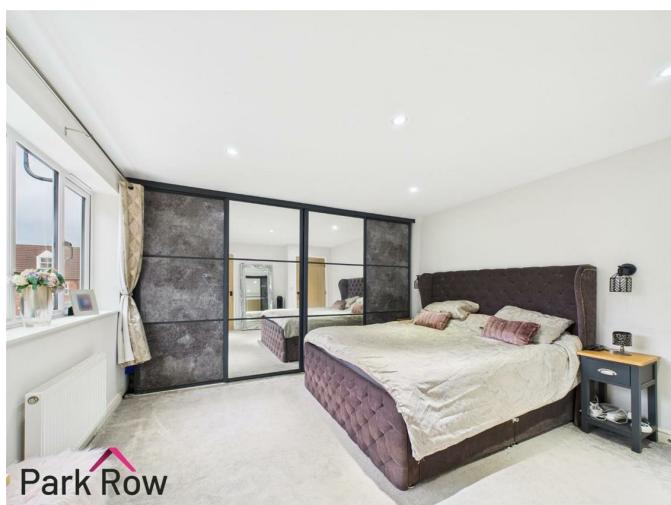


LANDING
6'10" x 11'1"



Internal doors which lead into,

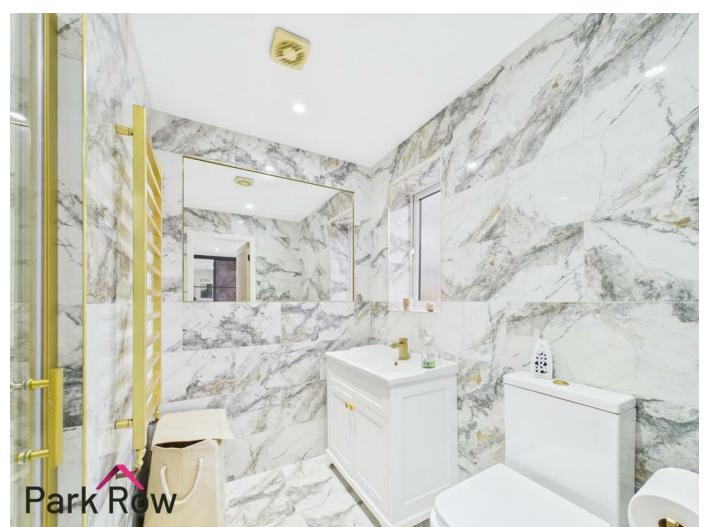
BEDROOM ONE
12'11" x 13'5"



A double glazed window to the rear elevation, a central heating radiator, built in wardrobes and an internal door which leads into;



ENSUITE
5'0" x 6'3"



A double glazed window to the rear elevation, a white suite comprising of a closed couple WC, a white sink set with a vanity unit with gold mixer tap over, a shower enclosure with gold mains shower and a gold towel rail.



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BEDROOM TWO
13'6" x 12'1"

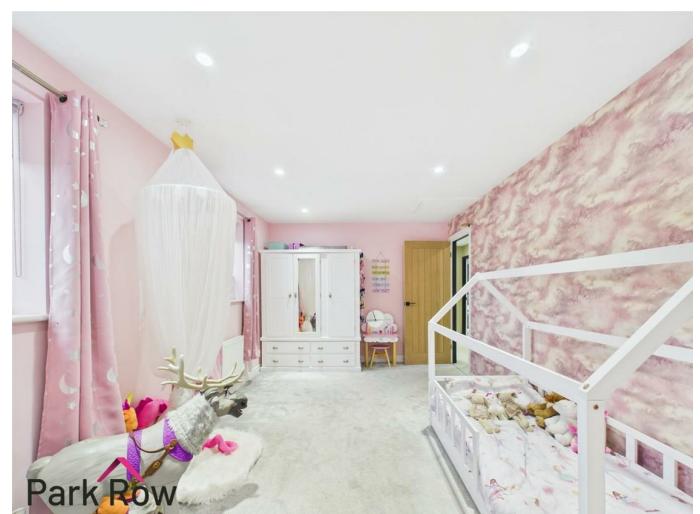


A double glazed window to the front elevation, a central heating radiator and built in wardrobes.

BEDROOM THREE
9'8" x 17'2"



Two double glazed windows to the front elevation and two central heating radiators.





BEDROOM FOUR
9'0" x 10'6"



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

FAMILY BATHROOM
6'8" x 7'4"

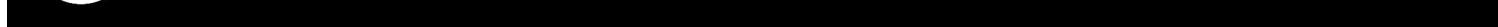


An obscure double glazed window to the side elevation, a white suite comprising of a closed couple WC, a white sink set within a vanity unity with a chrome mixer tap over, a double ended bath with a chrome mixer tap over, fully tiled walls, flooring and side of the bath and a stainless steel towel rail.

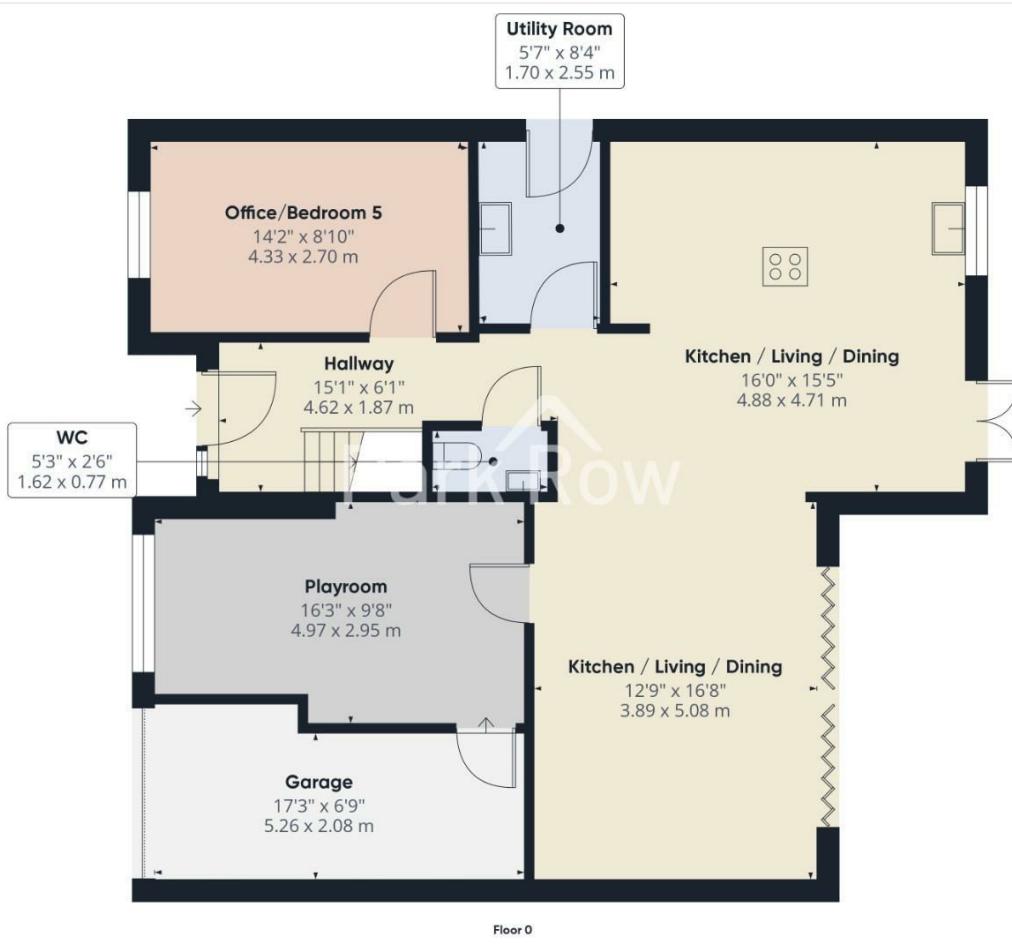
EXTERIOR



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Park Row



Approximate total area⁽¹⁾
1045 ft²
97.1 m²

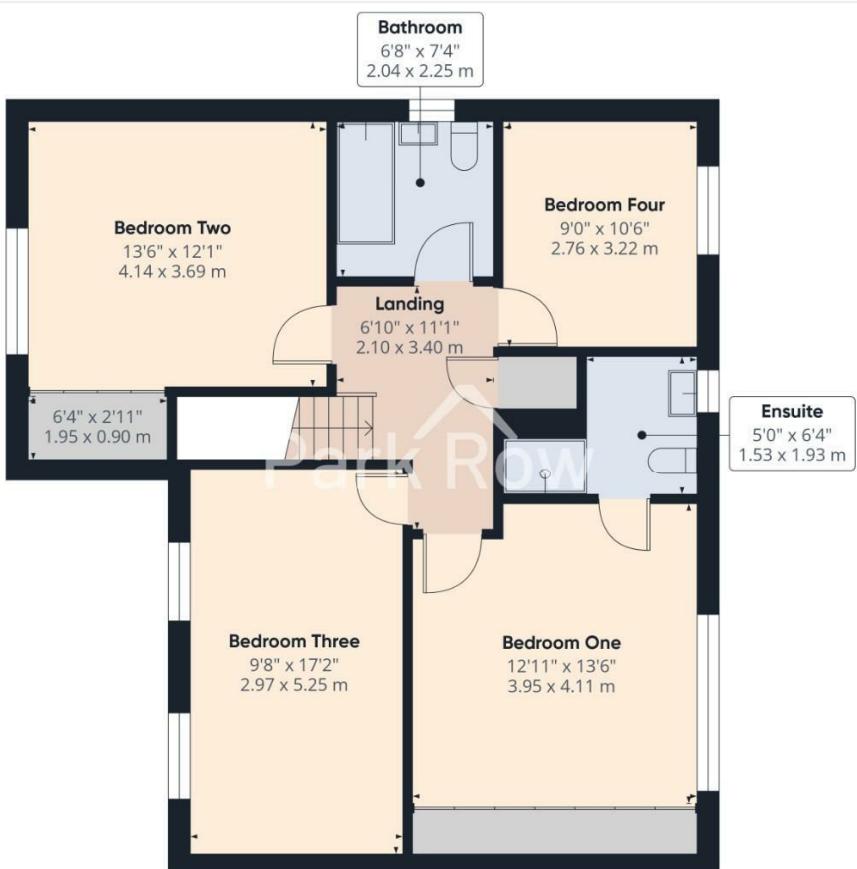
(1) Excluding balconies and terraces

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

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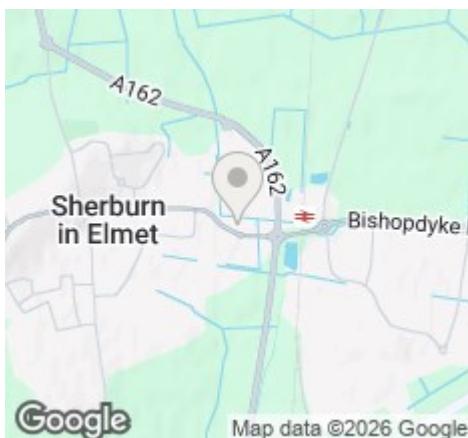


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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