Mike Dobson







31 Braeburn Road

Sherburn In Elmet, Leeds, LS25 6GF

£340,000

31 Braeburn Road

Nestled in the sought-after area of Sherburn in Elmet, this delightful four-bedroom detached house on Braeburn Road offers a perfect blend of comfort and convenience. Situated within a popular estate, the property is ideally located within walking distance of local shops, schools, and public transport links, making it an excellent choice for families and commuters alike.

Upon entering, you are welcomed by an entrance hall that leads to a bright and airy lounge, perfect for relaxation and entertaining. The lounge features double doors that open into a modern kitchen/diner, equipped with a range of integrated appliances, making it a joy for any home cook. Adjacent to the kitchen, a utility room provides plumbing for a washing machine and space for a dryer, along with a convenient ground floor WC.

The first floor boasts four well-proportioned bedrooms, with the main bedroom benefiting from an en-suite shower room, ensuring privacy and comfort. A family bathroom serves the remaining bedrooms, providing ample facilities for family living.

Externally, the property offers off-road parking at the front, leading to an integral garage with an up-and-over door for added convenience. The private and enclosed rear garden features a composite decked seating area and a well-maintained lawn, ideal for outdoor gatherings or simply enjoying the fresh air.

This charming home is perfect for those seeking a modern lifestyle in a friendly community. With its excellent location and thoughtful design, as well as being offered with no onward chain, it is sure to appeal to a wide range of buyers. Don’t miss the opportunity to make this lovely property your new home.









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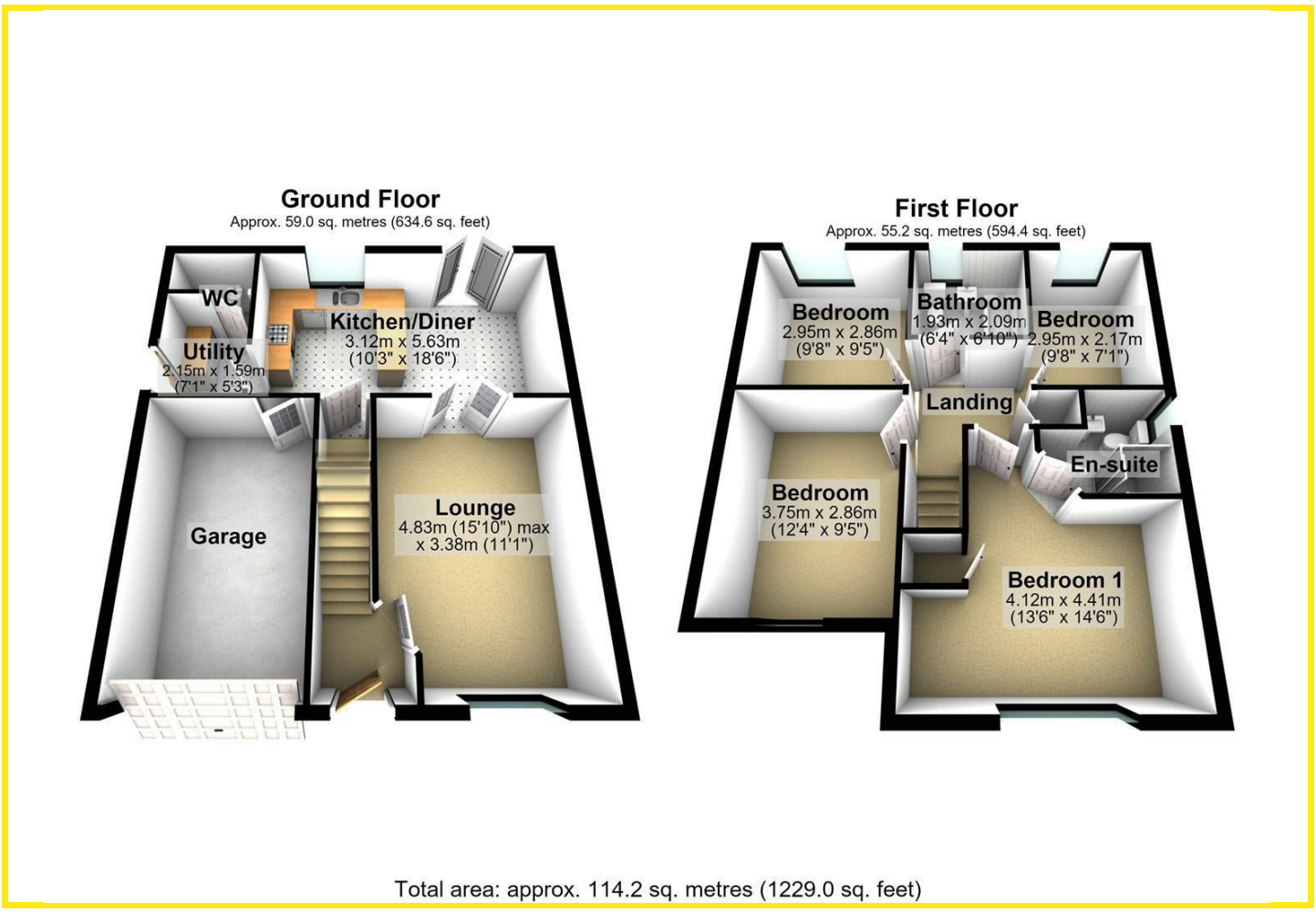








Floor Plan

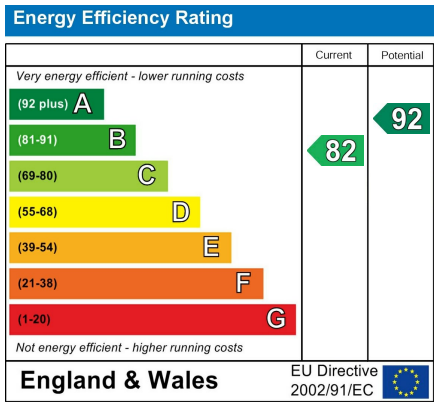


Total area: approx. 114.2 sq. metres (1229.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn left onto Low Street. Take the second left turning onto Braeburn Road. Bear right with the road and the property can be found on the left hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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