



Deighton Avenue, Sherburn In Elmet, Leeds, LS25 6BR

Offers In Excess Of £400,000



** DETACHED FAMILY HOME ** FOUR BEDROOMS ** OFF STREET PARKING ** EV CHARGER ** GARAGE
** ORANGERY ** ENCLOSED REAR GARDEN ** BEAUTIFULLY PRESENTED THROUGHOUT **
DOWNSTAIRS W/C ** PERFECT LOCATION FOR FAMILIES **

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 FRIDAY, AND 1.00PM SATURDAY





INTRODUCTION

Nestled in the charming area of Deighton Avenue, Sherburn In Elmet, this delightful detached family home offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming environment close to local schools and parks.

As you enter, you are greeted by a beautifully presented open plan kitchen, dining, and living room. This inviting space features double doors that lead out to the enchanting rear garden, allowing for a seamless flow between indoor and outdoor living. The kitchen is equipped with high-spec NEFF ovens and a convenient kickboard vacuum, ensuring that both cooking and cleaning are a breeze. The warmth of a log burner adds a cosy touch, perfect for those chilly evenings.

The property boasts two reception rooms, providing ample space for relaxation and entertainment. A modern bathroom and a downstairs w/c enhance the practicality of the home, catering to the needs of a busy family.

Outside, the enclosed rear garden is a true highlight, blooming vibrantly in the summer months with a variety of plants. For those who enjoy outdoor cooking, a brick-built pizza oven awaits, making it an ideal spot for family gatherings and summer barbecues. The property also features a garage and off-road parking for up to three cars, ensuring convenience for all residents.

This beautifully maintained home is not just a property; it is a sanctuary for families looking to create lasting memories in a friendly community. With its modern amenities and prime location, this home is a must-see for anyone seeking a perfect family abode in Sherburn In Elmet.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with obscure double glazed panels within and to the side which leads into;

PORCH

6'7" x 3'10"

A double glazed window to the side elevation, LED spotlights and an internal uPVC door with obscure double glazed panels within which leads into;

ENTRANCE HALLWAY

14'3" x 4'6"



Stairs which lead up to the first floor accommodation, a central heating radiator and internal white wooden doors which lead into;

DOWNTAIRS W/C

7'8" x 3'2"



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a hand basin with chrome taps over, tiled flooring, tiled walls and cupboard doors which lead into storage space.

LOUNGE

14'3" x 11'1"



A double glazed window to the front elevation, a fire set within a fireplace with a wooden surround and a tiled hearth, a central heating radiator and internal double doors which lead into;



FEDERATION
OF INDEPENDENT
AGENTS



KITCHEN/DINING ROOM
(12'4" x 8'8") + (12'9" x 8'9")



A double glazed window to the rear elevation, white matt wall and base units to the sink area and sea foam cabinetry framing the hob area, four ring gas hob with a built in extractor fan over, solid oak worktops, built in Neff double ovens the top is a combi microwave oven, the bottom is a steam oven with a glide and slide door, integral fridge/freezer, space and plumbing for a washing machine, space and plumbing for a dishwasher, hand basin set within the worktop with chrome instant hot water tap over, kickboard vacuum cleaner, kickboard heater which is connected to the central heating system, the worktop extends to create a breakfast bar with space for seating, LED spotlights, a log burning stove, LED lighting pendant over the space for the dining table and chairs, a central heating radiator and an open doorway which leads into;





ORANGERY
117" x 89"



A dwarf wall surrounding with double glazed windows above, a solid structure roof with a double glazed lantern to the ceiling allowing in floods of light, LED spotlights and a double glazed double doors which leads out to the rear garden. The Orangery has a living roof.



FIRST FLOOR ACCOMMODATION



MEMBER
FIA
FEDERATION
OF INDEPENDENT
AGENTS
BY INVITATION ONLY



LANDING
9'7" x 6'10"



Loft access and internal doors which lead into;

BEDROOM ONE
12'9" x 11'9"



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



BEDROOM TWO
11'6" x 10'0"



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



FEDERATION
OF INDEPENDENT
AGENTS



BEDROOM THREE
12'7" x 7'7"



BEDROOM FOUR
8'6" x 7'5"



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



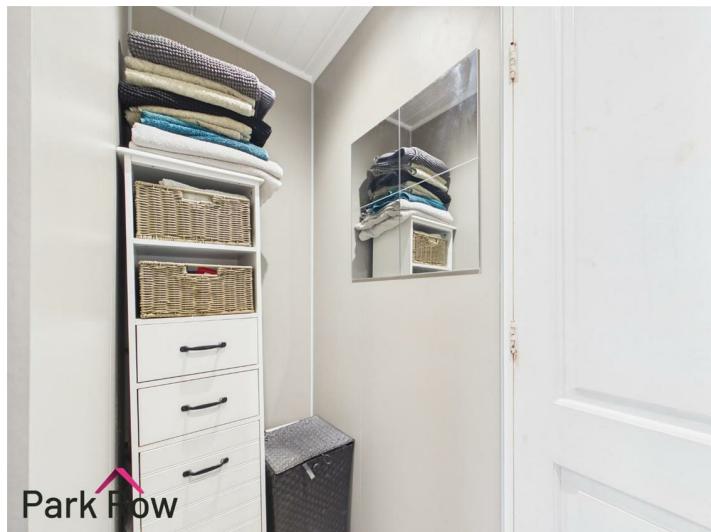
A double glazed window to the rear elevation and a central heating radiator.



BATHROOM
7'3" x 6'6"



An obscure double glazed window to the rear elevation and includes; a fully tiled walk in mains shower with a glass shower screen, a close coupled w/c, a floating hand basin with chrome taps over, a grey heated towel rail, fully tiled walls, fully tiled flooring and LED spotlights



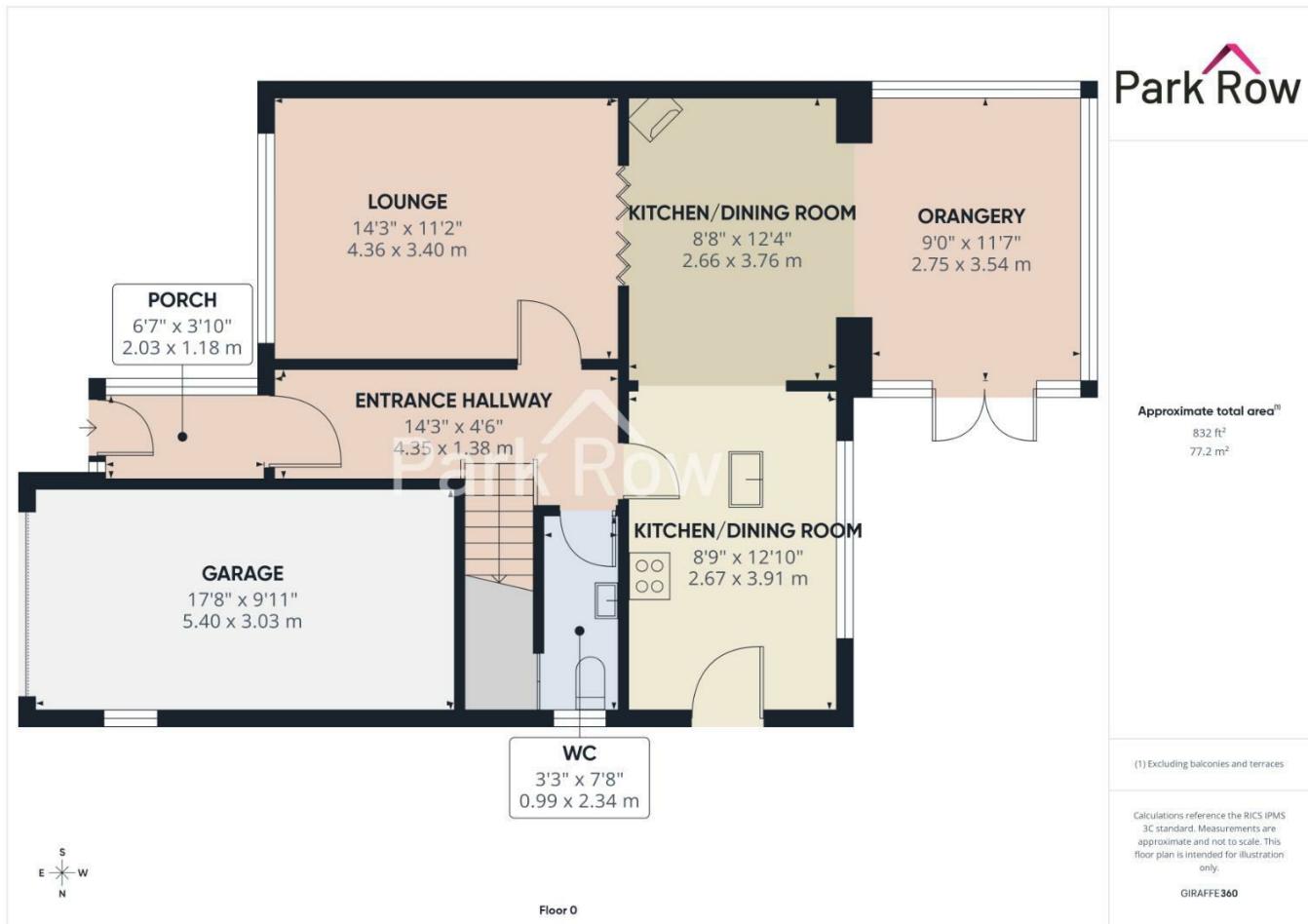
EXTERIOR



FEDERATION
OF INDEPENDENT
AGENTS



Park Row



MEMBER
FIA
FEDERATION
OF INDEPENDENT
AGENTS
BY INVITATION ONLY

 Park Row

FEDERATION
OF INDEPENDENT
AGENTS



W www.parkrow.co.uk

T 01977 681122

34 Low Street, Sherburn In Elmet, North Yorkshire, LS25 6BA
sherburn@parkrow.co.uk

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	78
(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	



FEDERATION
OF INDEPENDENT
AGENTS