

Mike
Dobson



16 Heather Drive

Sherburn In Elmet, Leeds, LS25 6PW

£435,000

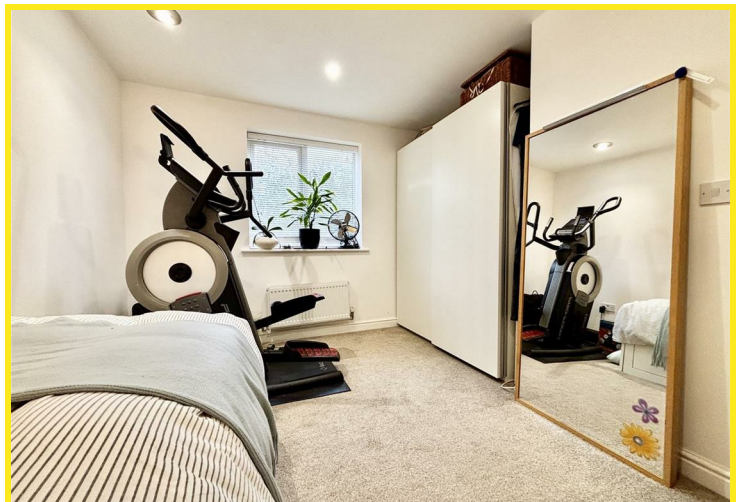
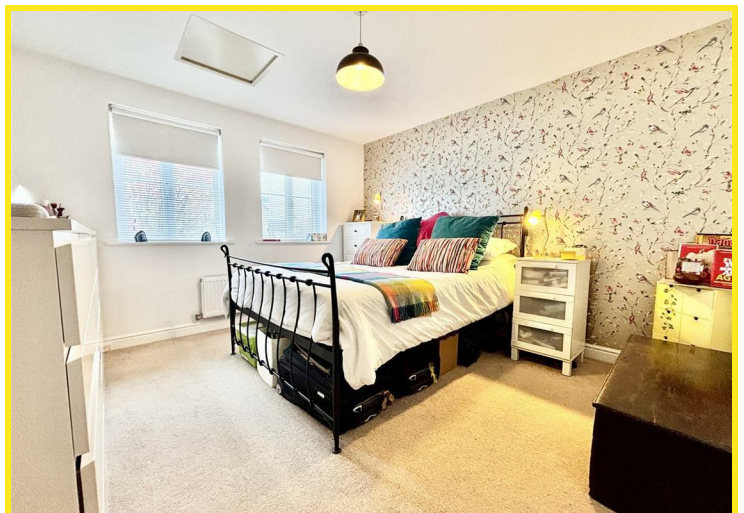
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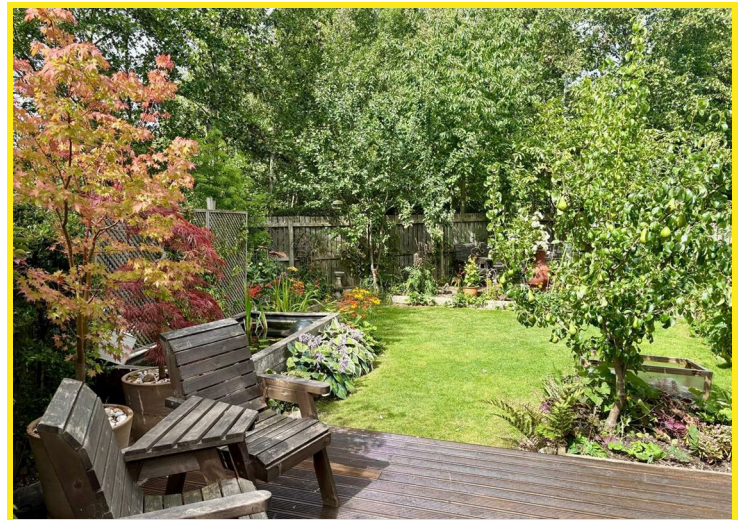
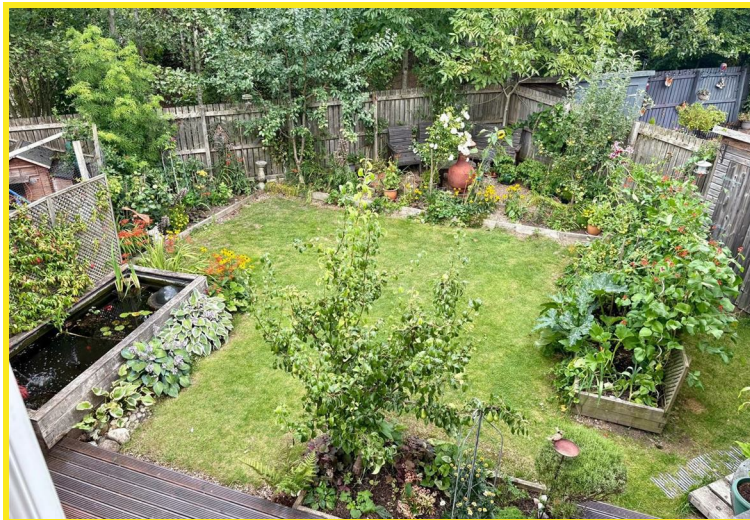
**** NO ONWARD CHAIN**** Nestled at the head of a tranquil cul-de-sac on Heather Drive in Sherburn In Elmet, this stunning six-bedroom detached family home offers an exceptional blend of space, style, and modern living. As you enter, you are greeted by a generous lounge that provides ample space for relaxation and entertaining. The heart of the home is undoubtedly the open-plan kitchen and dining area, featuring a contemporary fitted kitchen adorned with sleek gloss units, an integrated dishwasher, a double oven, and a four-ring induction hob. French doors from the dining room lead seamlessly to the beautifully landscaped rear garden, creating an ideal setting for al fresco dining and family gatherings.

The property boasts four well-appointed bedrooms on the first floor, including a main bedroom complete with an en-suite comprising of bath with shower over, vanity wash basin and low flush WC for added convenience. A family bathroom serves the remaining bedrooms on this level. Ascend to the second floor, where you will find two additional bedrooms, one of which also benefits from its own en-suite shower room, providing privacy and comfort for guests or family members.

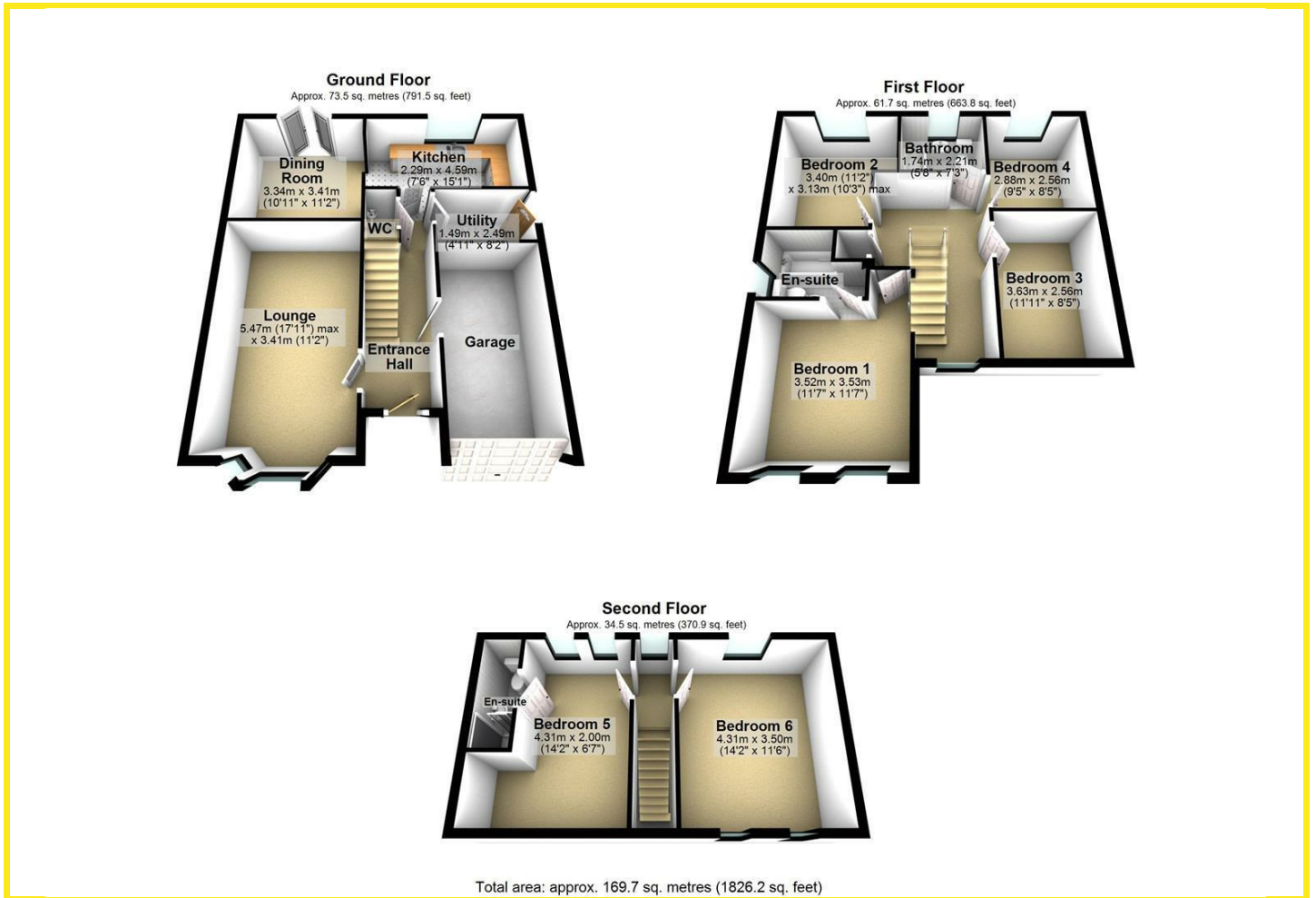
Outside, the rear garden is a true oasis, featuring a decked seating area, a shaped lawn, and a variety of mature trees and shrubs, along with a charming pond area that enhances the tranquil atmosphere. The front of the property offers off-road parking for up to three vehicles, complemented by an integral garage, ensuring that convenience is at the forefront of this home.

This property is perfect for families seeking a spacious and modern residence that is ideal for working from home/home office space in a peaceful setting, while still being within easy reach of local amenities and having good transport links via rail or road to both Leeds and York. Don't miss the opportunity to make this beautiful house your new home.

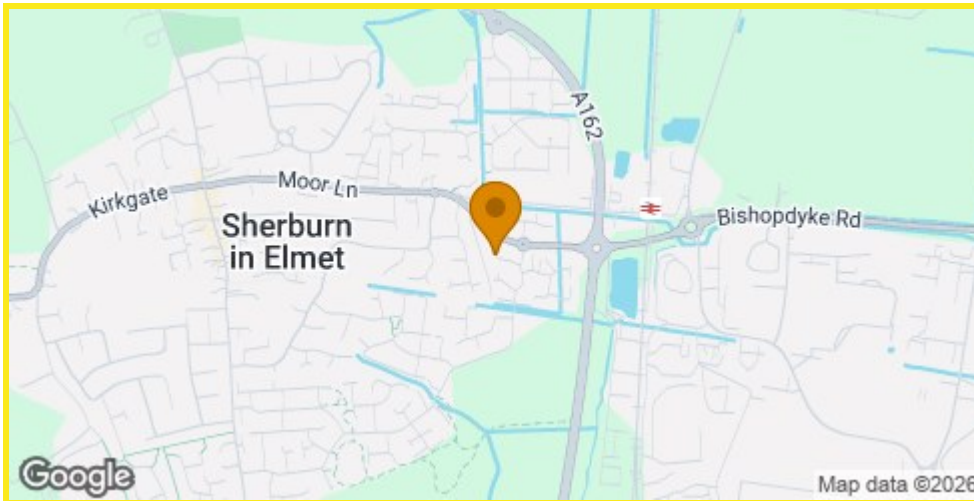




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	82
(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	

Directions

From our Sherburn In Elmet office turn right onto Low Street and proceed to the traffic lights. Turn right onto Moor Lane. Continue over the mini roundabout. At the next roundabout turn right onto Moorland Road and take the first right into Heather Drive where the property is the middle one of three at the head of the cul-de-sac.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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