

Braeburn Road | Sherburn In Elmet | LS25 6GG £265,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating B

Emsleys | estate agents

WELL PRESENTED FAMILY HOME. THREE WELL APPOINTED BEDROOMS. EN-SUITE. CLOSE TO AMENITIES.
A modern family home offering well-presented accommodation in good condition throughout and sold with no onward chain.

The ground floor provides a bright reception room with neutral décor and carpeted flooring, creating a comfortable main living space. To the rear is a contemporary fitted kitchen with integrated oven, hob and extractor, ample worktop space and room for appliances, alongside a dining area with doors opening to the garden. A garage conversion adds a lobby space with storage and a study room.

Upstairs are three bedrooms, each finished in a clean, modern style with grey carpets providing flexible space for family, guests or a home office. There are two bathrooms: a family bathroom with bath and shower over, and a separate en-suite shower room, both fitted with white sanitaryware and tiled surrounds, plus an additional ground-floor WC.
The rear garden is mainly laid to lawn with a patio seating area and fenced boundaries, ideal for outdoor dining and play, plus there is off road parking for two cars to the front.

The property is set within a residential development in Sherburn in Elmet, within reach of local shops, cafés and everyday amenities in the village centre. Families benefit from a choice of primary and secondary schools in the area.

Sherburn in Elmet railway station offers services towards Leeds, York and Hull, with journeys to Leeds typically around 25–30 minutes and York around 20–25 minutes. Road links via the A162 and A1(M) give convenient access to nearby towns and commuting centres. This three-bedroom semi-detached house presents a practical, ready-to-move-into home in a well-connected village location.
There is a service charge on the estate with a review annually currently £15.69 per month, which the vendor has advised us of and needs to be confirmed via your solicitor.





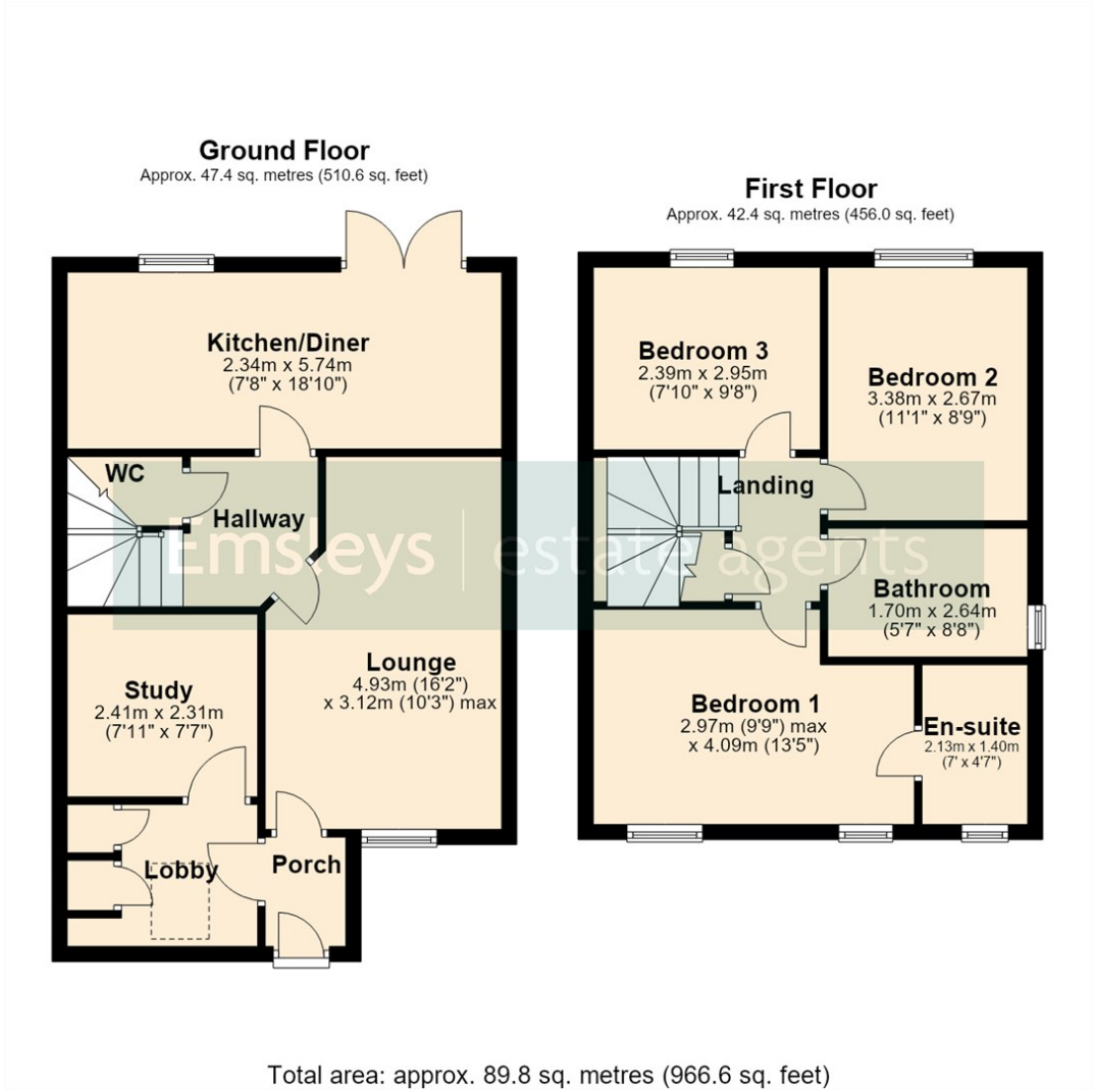









NAMASTAY
in bed



Total area: approx. 89.8 sq. metres (966.6 sq. feet)







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents