

Mike
Dobson



155 Bramley Park Avenue
Sherburn In Elmet, Leeds, LS25 6TB

£625,000

155 Bramley Park Avenue

Prepare to be amazed!

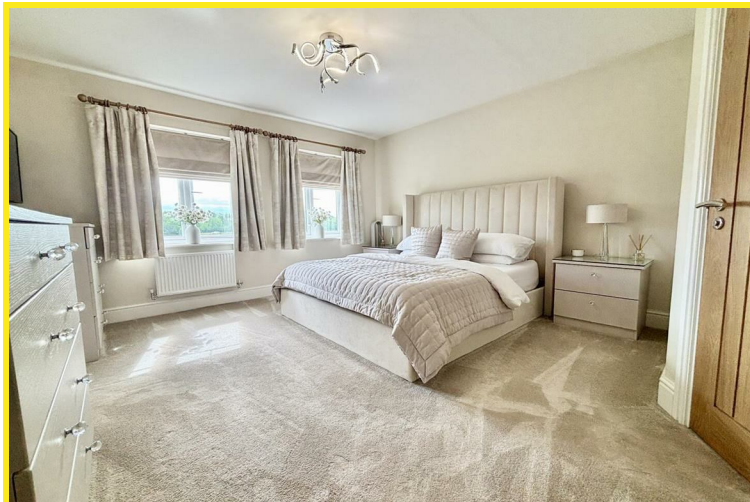
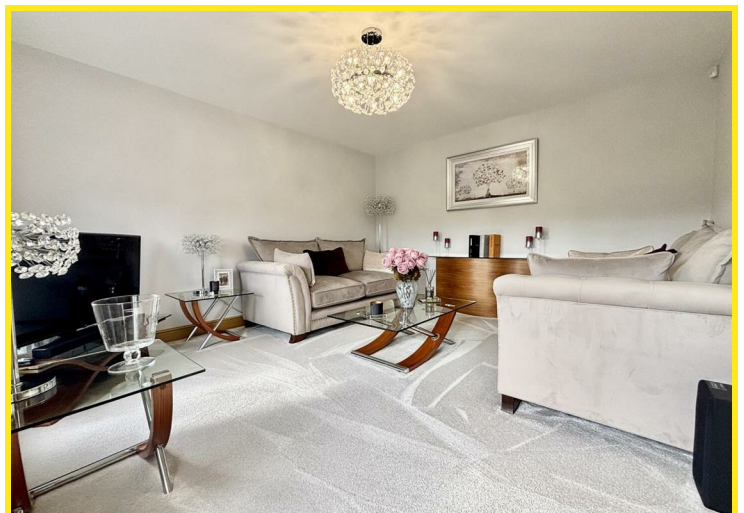
Nestled in the charming locale of Bramley Park Avenue, Sherburn In Elmet, this absolutely stunning five-bedroom detached family home is a true gem. Presented to the highest calibre, this property has been meticulously designed and finished to an exceptional standard, ensuring a luxurious living experience.

As you enter, you are greeted by a spacious entrance hall that sets the tone for the rest of the home. The ground floor boasts a generous sitting room, alongside a lounge that seamlessly flows into a beautiful open-plan kitchen, dining, and family room. This impressive space features a large island with a built-in bench for casual seating, complemented by a range of integrated appliances. The two sets of bi-fold doors invite natural light and provide a wonderful connection to the rear patio, perfect for entertaining or enjoying family gatherings. There is also the added benefit of a utility and ground floor WC.

The property offers a total of three bathrooms, including an en-suite and dressing area in the main bedroom, as well as an en-suite in the second bedroom. Three additional bedrooms and a family bathroom complete the upper level, providing ample space for family and guests alike.

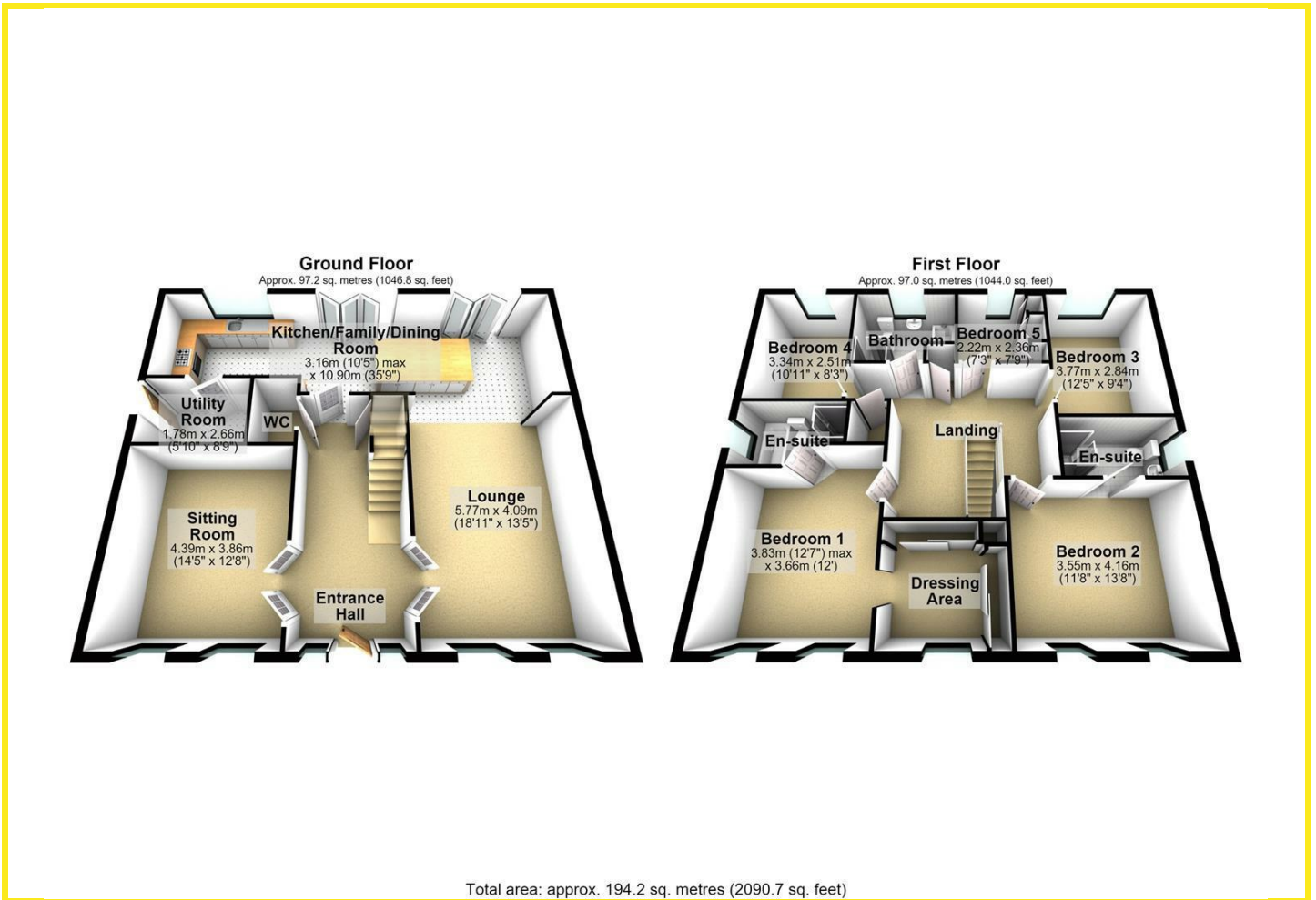
Outside, the beautifully landscaped rear garden is a true highlight, featuring a patio seating area, raised borders, and an artificial lawn for low maintenance. A delightful summerhouse serves as an additional seating area, while a covered section currently houses the owners hot tub, creating a perfect retreat for relaxation. The property also benefits from off-road parking and a detached double garage, ensuring convenience and security.

With open views to the front and a wealth of modern amenities, this exceptional family home is not to be missed. It offers a perfect blend of comfort, style, and practicality, making it an ideal choice for discerning buyers seeking a new place to call home.

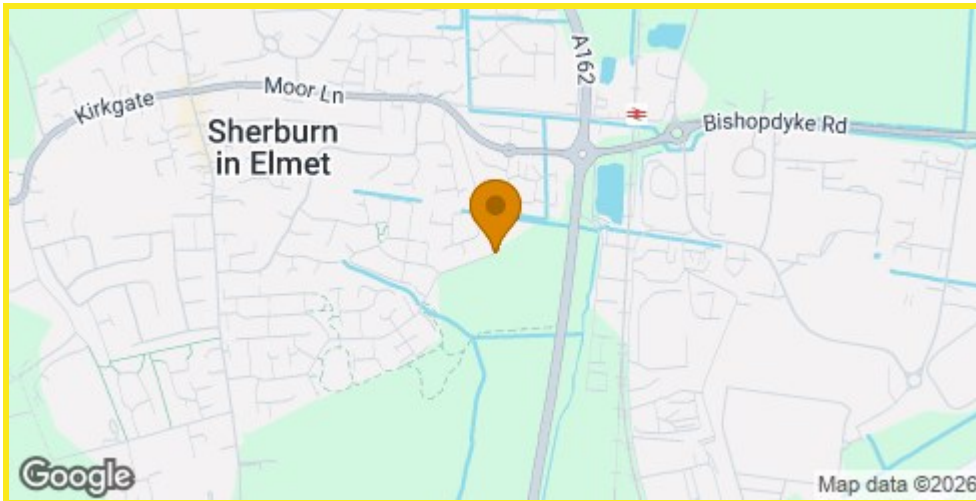




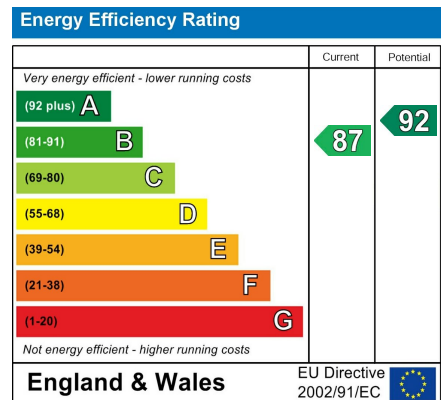
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn office, turn right at the junction on Low Street, then right at the traffic lights onto Moor Lane. Follow this road over this first mini roundabout, then take your third exit right onto Moorland Road at the next mini roundabout which then becomes Bramley Park Avenue and the property can be found on the right 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP
 Tel: 01977 684258 Email: sherburn@mdboson.co.uk <https://www.mdboson.co.uk>