



40 Low Garth Road

Sherburn In Elmet, Leeds, LS25 6DH

£390,000

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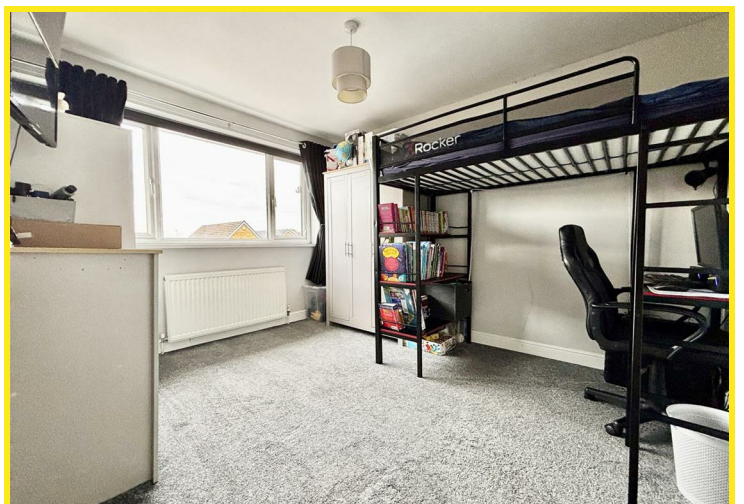
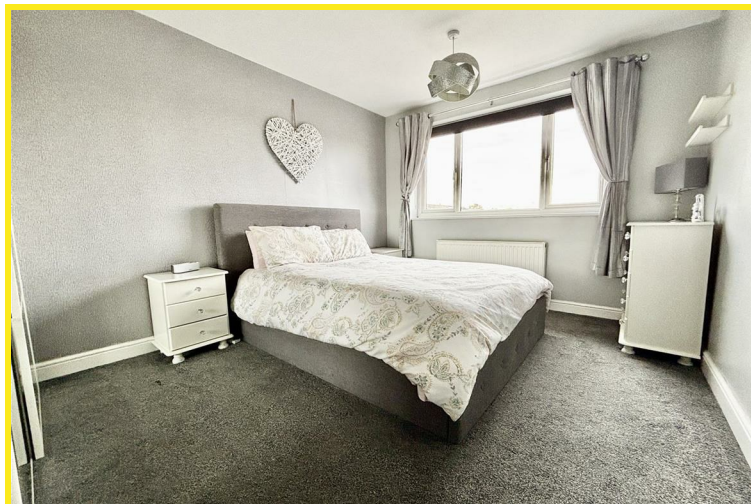
Nestled in a tranquil cul-de-sac on Low Garth Road in Sherburn In Elmet, this impressive extended five-bedroom detached house offers an abundance of space, perfect for family living. Upon entering, you are welcomed into a generous entrance hall, leading to a lounge that features elegant French doors, seamlessly connecting the indoor space to the private and enclosed rear garden.

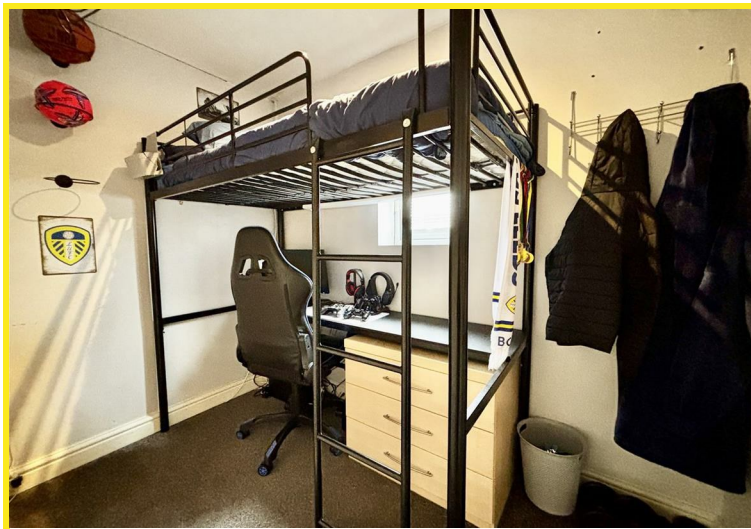
The heart of the home is undoubtedly the open-plan L-shaped kitchen and dining area, which is fitted with a range of modern units and integrated appliances. This well-designed space includes built-in benches, creating a delightful dining area that is ideal for family meals and entertaining guests. The ground floor also benefits from a convenient WC, enhancing the practicality of the layout.

The property boasts five well-proportioned bedrooms, providing ample accommodation for a growing family. The four-piece white bathroom suite caters to the needs of the household. Notably, bedroom five was previously an en-suite to the main bedroom and could easily be reconfigured back to its original state, offering flexibility to suit your preferences.

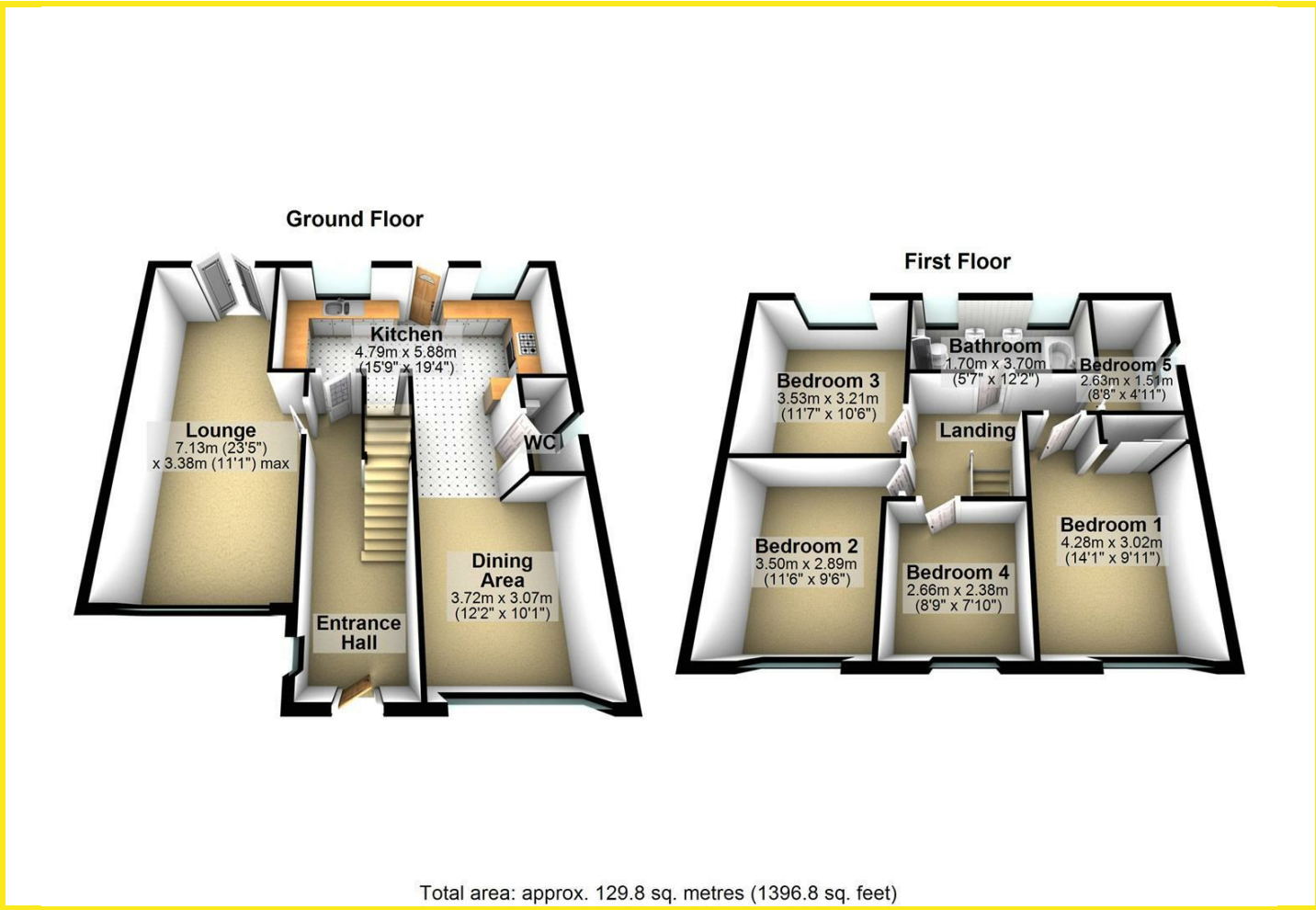
Outside, the private rear garden is a true gem, featuring a purpose-built garden room that is perfect for use as a home office, complete with power and light. This versatile space allows for a peaceful work environment away from the main living areas. There is also a paved seating area with pergola, plus artificial lawn, making it easy to maintain. Additionally, the property offers off-road parking for multiple vehicles at the front, along with an outbuilding that is ideal for storage.

This delightful home combines modern living with a peaceful setting, making it an excellent choice for those seeking a spacious family residence in a desirable location.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	88
(69-80) C		
(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 office, turn right to the junction, turning left onto Low Street. Continue along taking your third turning right onto Low Garth Link, then left onto Low Garth Road and your first left into the sul-de-sac where the property can be found on the right hand side as indicated by the agents board.

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