



Rose Avenue | Sherburn In Elmet | LS25 6AY

£260,000

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

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***EXCEPTIONAL FAMILY HOME. BEAUTIFULLY PRESENTED.
EXTRA LARGE GARDEN PLOT.***

A beautifully presented home in an immaculate condition that you can simply move straight into. This house boasts a modern, open-plan layout, creating a spacious and inviting atmosphere that is perfect for both relaxation and entertaining.

The property features three generously proportioned first floor bedrooms, ideal for a growing family or professionals requiring extra space for a home office. The family bathroom to the ground floor, like the rest of the house, is well maintained and provides all the necessary facilities.

The heart of the home is undoubtedly the extended kitchen, which comes equipped and ready to cook up a storm. Adjacent to this is the open reception/dining room; a warm and welcoming space where you can relax and unwind after a long day.

One of the standout features of this home is the garden office previously the garage now converted, providing a peaceful and secluded spot for those who work from home. The private garden is another highlight, offering ample space for outdoor dining and relaxation. In addition, the property benefits from off-street parking, adding to its convenience.

Located in a sought-after area, the property enjoys excellent public transport links and is in close proximity to local schools and amenities, making it ideal for families and professionals alike.

In summary, this semi-detached house is much more than a home; it's a lifestyle. With its modern open-plan layout, convenient location, and unique features such as a garden office and private parking, this is a property that truly stands out. We invite you to come and see it for yourself.

Ground Floor

Hall 2.57m x 1.75m (8'5" x 5'9")

Composite entrance door, laminate flooring, stairs to first floor with cupboard under. Oak doors to lounge and bathroom.

Bathroom 1.93m x 1.75m (6'4" x 5'9")

Fully tiled walls and flooring, straight panelled bath with screen and shower over, pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, extractor fan and PVCu double glazed frosted window.

Lounge/Dining Room 7.01m x 3.20m (23'0" x 10'6")

Laminate flooring, PVCu double glazed window to front aspect, radiator to lounge and dining area. PVCu double glazed french doors to rear garden. Oak door to kitchen.

Kitchen 4.49m x 2.57m (14'9" x 8'5")

Having a range of wall and base units with coordinating worksurfaces and splashback tiling. Stainless steel sink and drainer, integrated oven, hob and extractor over. Plumbing for washing machine, space for under counter fridge, PVCu double glazed window to side aspect, open recess to extension with wall units, radiator and PVCu double glazed windows either side of door to garden.

First Floor

Landing

PVCu double glazed window to side aspect, loft hatch and oak doors to bedrooms.

Bedroom 1 2.84m x 4.01m (9'4" x 13'2")

Feature media wall with display to both recesses either side, PVCu double glazed window to front aspect and radiator.

Bedroom 2 3.96m x 2.52m (13'0" x 8'3")

PVCu double glazed window to rear aspect and radiator, coving to ceiling and laminate flooring.

Bedroom 3 3.07m x 2.38m (10'1" x 7'10")

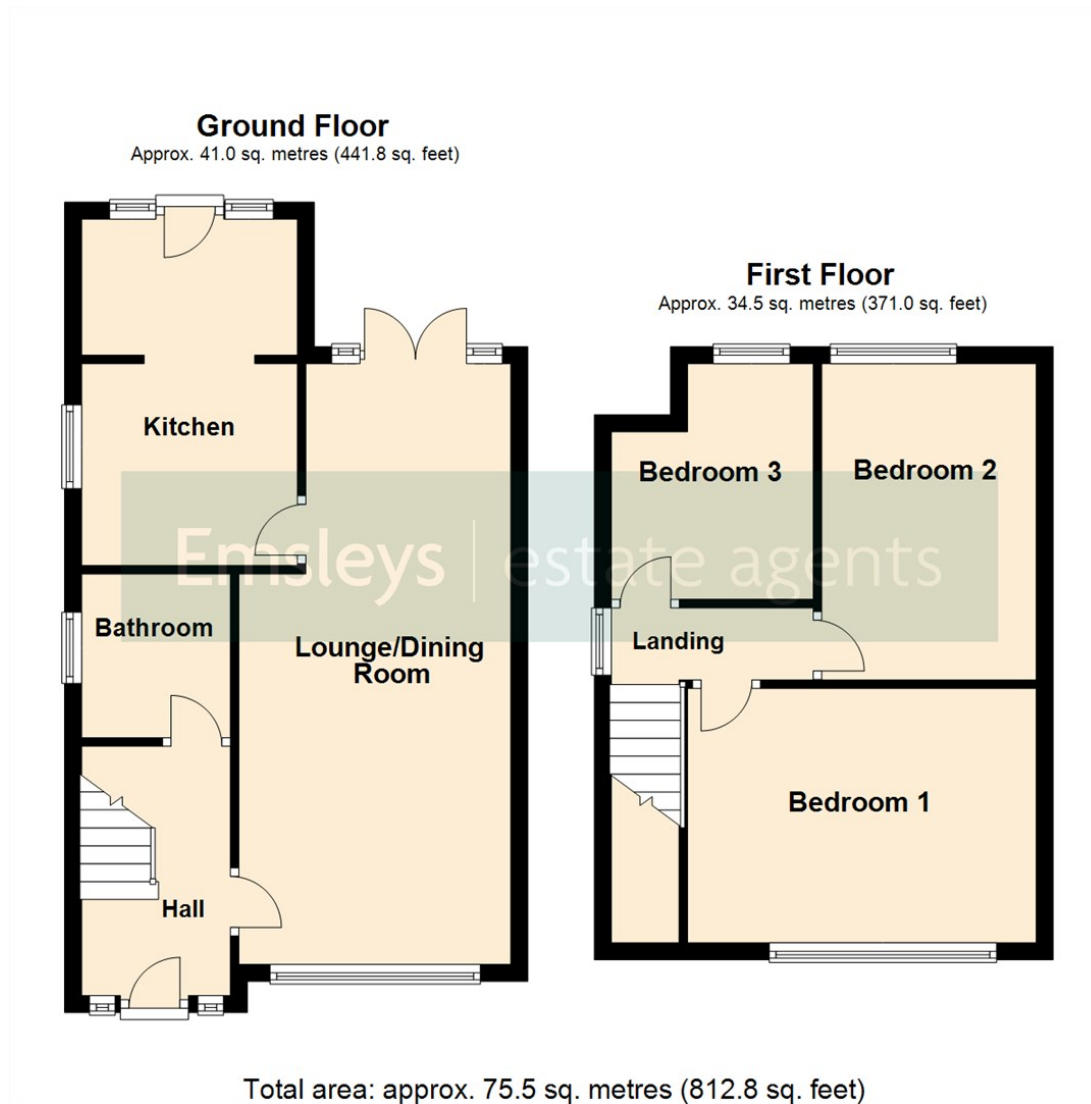
Fitted wardrobes, laminate flooring, radiator and PVCu double glazed window to rear aspect.

Exterior

To the front is a concrete driveway that leads to the rear via secure double gates with parking for three cars. There is a pebbled garden open to front.

The rear garden is incredible in size with a garage converted to an office with flagged patio, fence and opening onto a further lawned garden with large timber outbuilding.





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.



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