



St. Marys Place | Church Fenton | LS24 9FY

£450,000

Four Bedroom Detached Home | Council Tax Band E | EPC B

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*** FOUR BEDROOM DETACHED FAMILY HOME * LARGE DINING KITCHEN * TWO EN-SUITE SHOWER ROOMS * INTEGRAL GARAGE & PARKING ***

Presenting this modern four bedroom detached house, situated within a small cul-de-sac, located with convenient access to local train station and green spaces. Newly built just five years ago, this family residence combines contemporary features with practical living spaces, perfect for today's discerning buyers.

This home boasts four well-proportioned bedrooms, including a master bedroom with en-suite facilities and a second double bedroom also benefiting from an en-suite. The third bedroom is a double, while the fourth is a comfortable single room – ideal for a nursery or study.

Accommodation over three floors consists of an open-plan kitchen which is beautifully appointed with quartz counter tops, a practical utility room, dining space, and a bright breakfast area enhanced by bi-fold doors that seamlessly connect the interior to the rear garden - not to mention a range of integral appliances.

A family bathroom serves the upper floor, while a convenient ground floor WC adds to the home's functionality. Parking is never a concern, thanks to an integral single garage, a double driveway, and additional dedicated parking, catering for multiple vehicles or visitors. The private garden offers a tranquil retreat, perfect for outdoor dining or family activities.

Entrance Hall

Double-glazed window to front, radiator, stairs to first floor landing, composite front door, door to:

WC

Fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator.

Kitchen/Diner 2.36m min x 7.42m (7'9" min x 24'4")

7'9" min (9'10" max) x 24'4"

Fitted with a range of wall and base units with quartz worktop over and drawers, built-in ceramic hob with extractor hood over, built-in electric double oven with combination microwave, two double-glazed window to rear

with window shutters, two radiators, recessed spotlights, folding bi-fold door to garden, door to:

Utility Room 1.31m x 2.41m (4'4" x 7'11")

Fitted with matching eye level units with worktop over, stainless steel sink unit with single drainer and mixer tap, plumbing for automatic washing machine, space for tumble dryer, and wall mounted gas boiler.

Landing

Double-glazed window to front, radiator, stairs to second floor landing, door to:

Lounge 4.34m max x 7.26m (14'3" max x 23'10")

14'3" max (12'2" min) x 23'10"

Four double-glazed windows to rear, two radiators.

Bedroom 2 3.15m x 3.35m min (10'4" x 11'0" min)

Double-glazed window to front, radiator, door to:

En-suite Shower Room

Fitted with three piece suite with shower enclosure with drencher style head and additional hand shower attachment, wash hand basin and low-level WC. Extractor fan, shaver point and tiled surround.

WC

Fitted with two piece suite comprising, wash hand basin and WC with hidden cistern, radiator.

Landing

Double-glazed window to front, door to:

Master Bedroom 3.78m x 3.36m (12'5" x 11'0")

Double-glazed window to rear, radiator, door to:

En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin and low-level WC. Ladder style radiator, extractor fan, tiled surround and recessed spotlights.

Family Bathroom

Fitted with three piece suite comprising panelled bath with shower over and additional hand shower attachment and glass screen, wash hand basin, and WC with hidden cistern. Extractor fan, shaver point, chrome ladder radiator and tiled surround.

Bedroom 3 2.77m x 3.35m (9'1" x 11'0")

Double-glazed window to front, radiator, access to loft space.

Bedroom 4 3.66m x 2.44m (12'0" x 8'0")

Skylight, radiator and built-in airing cupboard housing the water cylinder.

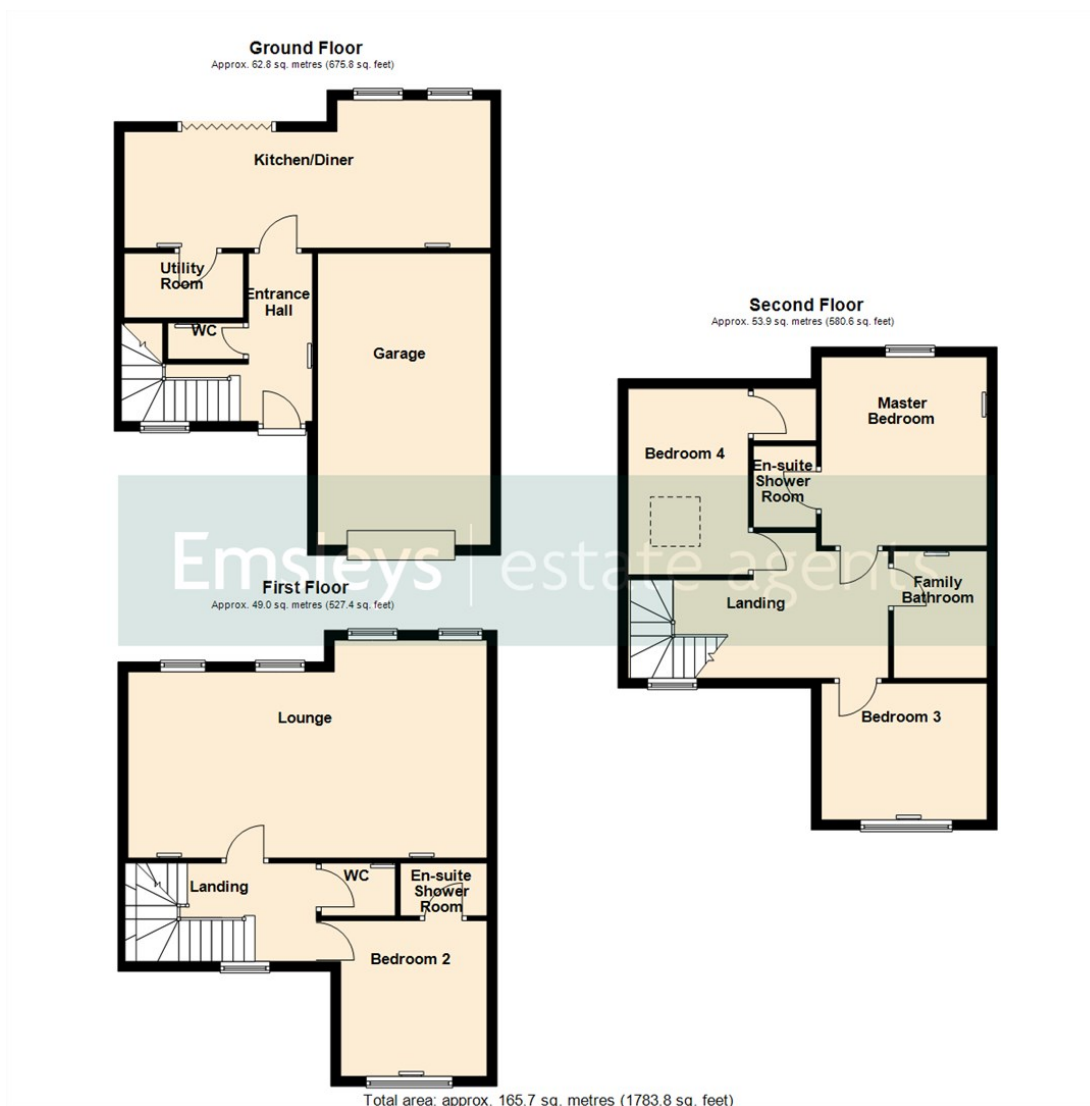
Outside

There is a lawned garden to the front with a block paved driveway to the side, with off road parking for two cars and leads to the integral garage. Side gated access leads to a fully enclosed garden, which consists of a lawned garden with borders for shrubs and a paved patio seating area. In addition, there is an outside water tap.

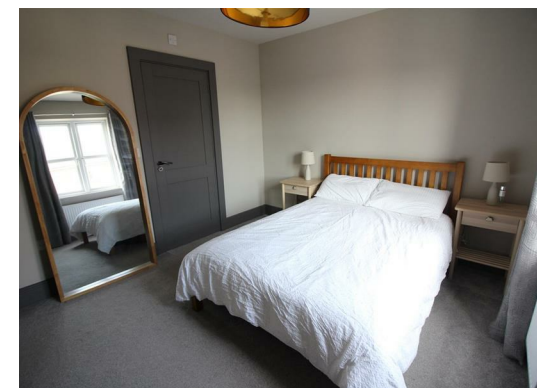
Garage

Integral single garage with power and light connected and an up and over door.





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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