



Moor Lane | Sherburn In Elmet | LS25 6DN

£250,000

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

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\*\*\*AMAZING KITCHEN/DINER-OPEN-PLAN LIVING-WELL PRESENTED THROUGHOUT. NO CHAIN.\*\*\*

This simply beautiful family home must be seen to be appreciated. Offered with no upward chain the property briefly comprising; hall, lounge, open-plan to a modern kitchen/diner, having three well appointed first floor bedrooms and a modern bathroom suite. PVCu double-glazing, gas central heating with a recently updated boiler, ample parking to the drive leading to a single garage and with gardens to front and rear.

Having easy access to M62/M1/A1 motorway links, Leeds, York and Selby. This three bedroom semi-detached family home must be viewed. Call now to arrange your viewing.

## Ground Floor

### Hall

Double-glazed 'Rockdoor' composite door with a PVCu double-glazed frosted window to the side and a further PVCu double-glazed frosted side window. Solid oak flooring, double panelled central heating radiator, stairs to the first floor landing with under stairs storage and doors to kitchen/diner and lounge.

### Lounge 4.37m x 3.40m (14'4" x 11'2")

Beautifully decorated, feature recess for TV Mount and electric remote control fireplace to false chimney breast, coving to the ceiling, PVCu double-glazed window to the front aspect with double panelled central heating radiator beneath and oak glazed double doors to the kitchen/diner.

### Kitchen/Diner 2.95m x 5.21m (9'8" x 17'1")

A stunning range of high gloss units with French Oak work surfaces and matching upstand, centre island with a six ring gas hob with stainless steel and glass extractor over and integrated wine cooler, drawers to each end and breakfast area for seating. Integrated double oven, slim-line integrated dishwasher, recessed inset one and a half bowl sink with mixer tap and feature slate splashback, space and plumbing for a washing machine. Storage cupboard, tile effect laminate flooring, PVCu double-glazed side entrance door, PVCu double-glazed window to the rear aspect and French doors to the garden with PVCu double-glazed windows either side.

## First Floor

### Landing

PVCu double-glazed frosted window and doors accessing all rooms.

### Bedroom 3.78m x 2.97m (12'5" x 9'9")

PVCu double-glazed window to the rear aspect with single panelled central heating radiator beneath.

### Bedroom 3.61m x 3.17m (11'10" x 10'5")

PVCu double-glazed window to the front aspect with single panelled central heating radiator beneath.

### Bedroom 2.41m x 2.11m (7'11" x 6'11")

PVCu double-glazed window to the front aspect with single panelled central heating radiator beneath.

### Bathroom

A stunning suite comprising; a 'P'-shaped shower bath with a screen and thermostatic shower over, half-pedestal wash hand basin and unit housed push flush WC. Tiled to two walls and half-tiled to the remaining, wood work surface finish to recess, chrome central heated towel warmer, a tiled floor and two PVCu double-glazed frosted windows.

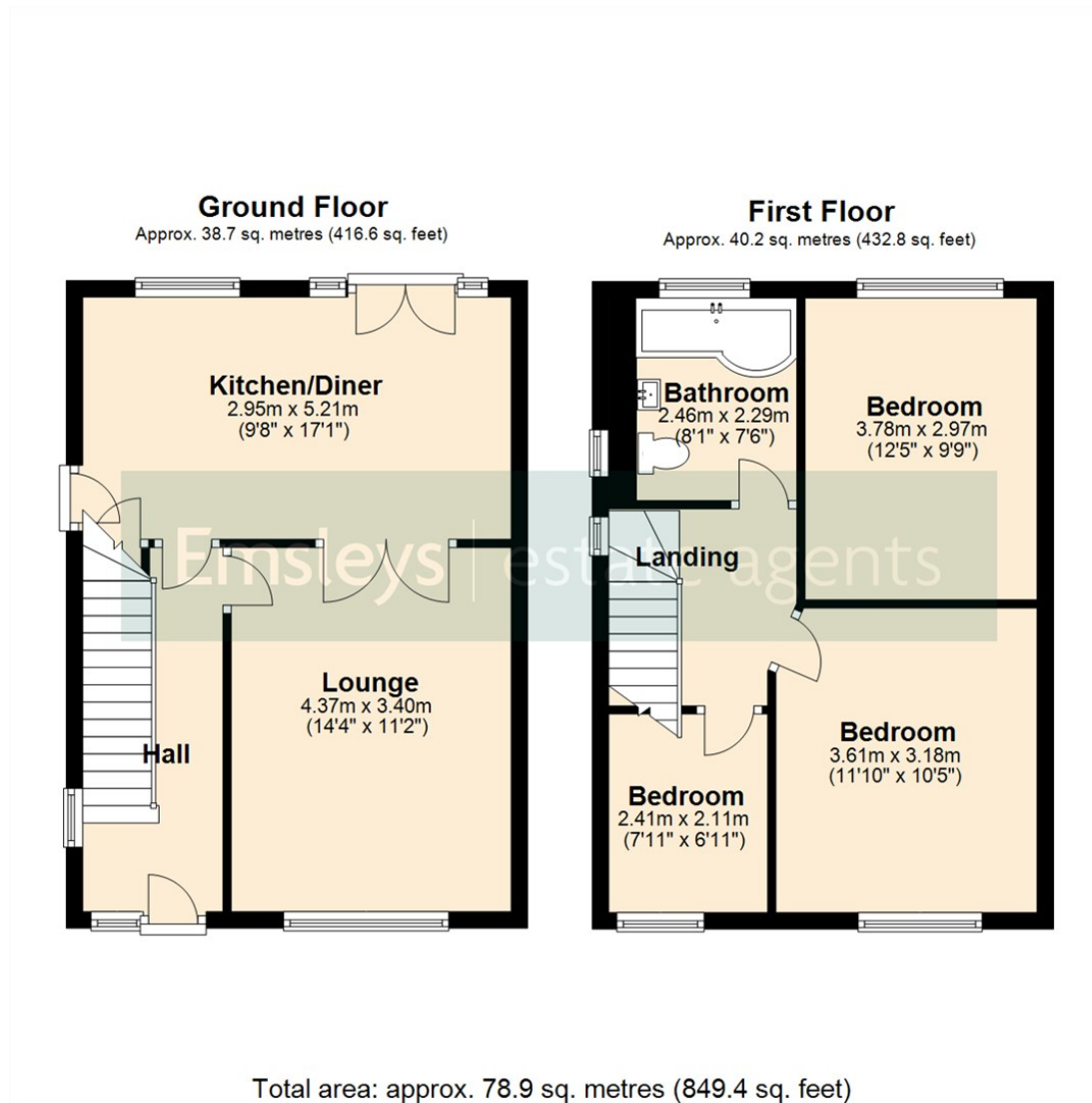
### Exterior

To the front is a good sized laid to lawn garden with a concrete drive providing ample parking and accessing a single detached garage. The rear garden is landscaped with a rear boundary bedding section with sleeper retainers, laid to lawn area with a surrounding of pebbles and a decked patio with some recessed planters.









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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