Park Avenue | Sherburn In Elmet | LS25 6EF £250,000

Four bedroom semi-detached | Council Tax Band C | EPC Rating C

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WELL PRESENTED. LARGE ENCLOSED GARDEN. MODERN FAMILY HOME. SOUGHT AFTER LOCATION.

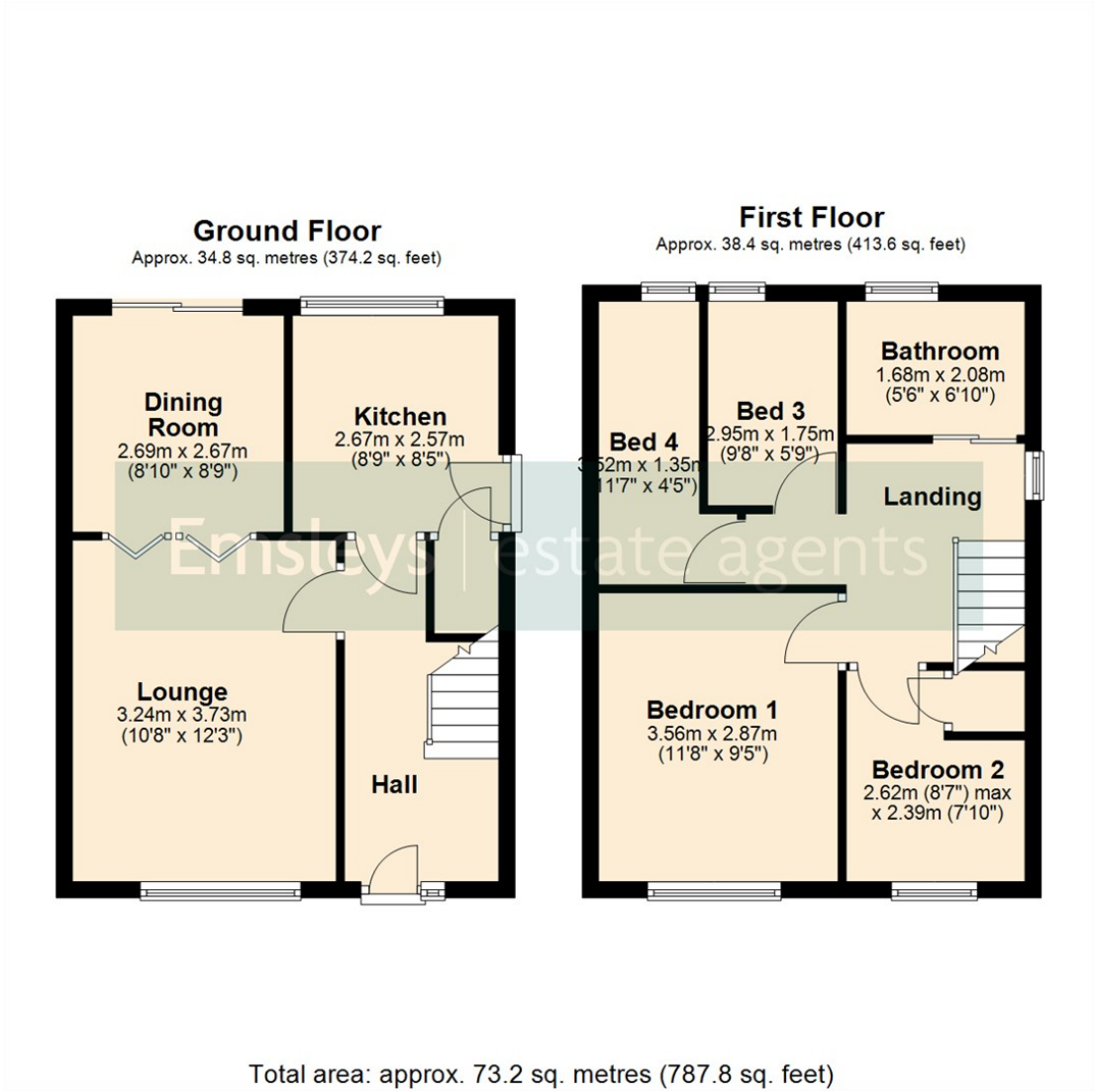
Presented to the market in immaculate condition, this attractive semi-detached house offers superb family accommodation in a sought-after location. The property has been thoughtfully altered from its original three-bedroom layout to provide four bedrooms, offering living space for those seeking an affordable family home.

Step inside to discover two light-filled reception rooms, ideal for both relaxation and entertaining guests. The modern kitchen provides practical functionality at the heart of the home. The residence benefits from PVCu double glazing and gas central heating, ensuring warmth and energy efficiency throughout.

This home boasts several unique features, including convenient parking, a single garage, and a car port, providing ample space for multiple vehicles. A well-maintained garden offers an inviting outdoor space for the whole family to enjoy.

Enjoy the advantages of the property's prime location, with excellent public transport links nearby for easy commuting. A range of well-regarded schools in close proximity make this an excellent choice for families with children. In addition, the neighbourhood enjoys proximity to a variety of local amenities, ensuring daily necessities and leisure opportunities are always within easy reach.

This well-presented property is a rare find in today's market, delivering a harmonious blend of comfort, practicality and style. Early viewing is highly recommended to fully appreciate all this fantastic home has to offer. Please contact our office to arrange a viewing or to request further information.



Total area: approx. 73.2 sq. metres (787.8 sq. feet)

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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