

Braeburn Road | Sherburn In Elmet | LS25 6GF £340,000

Four bedroom detached | Council Tax Band D | EPC Rating B

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POPULAR LOCATION. WELL PRESENTED. ENCLOSED REAR GARDEN. NO CHAIN & VACANT POSSESSION.
A modern four-bedroom detached house in Sherburn in Elmet, offering good condition accommodation, driveway, garage and EV charger, available with no chain and vacant possession.

The ground floor provides a bright reception room with neutral décor and feature green accent wall, a spacious kitchen/dining room has contemporary white units, integrated oven and hob, generous worktop space and room for a family dining area, with French doors opening to the garden decking. A useful utility area and ground floor WC complete the layout.

Upstairs are four well-proportioned bedrooms and two bathrooms. The main bathroom includes a white suite with bath, basin and WC, while an en-suite shower room offers additional convenience. Décor throughout is light and neutral, with a mix of carpeting and wood-style flooring.

Outside, the enclosed rear garden features lawn and a raised decked seating area, ideal for outdoor dining, while the front offers off-street parking in front of the garage and the EV charging point.

Located on a modern development in Sherburn in Elmet, the property is well placed for local amenities on the village high street, including convenience stores, pubs and cafés. Sherburn High School and local primary schools serve the area, and there are several play areas and green spaces nearby.

Transport links are a key benefit, with Sherburn-in-Elmet station offering services towards Leeds and York, with journey times of around 25–30 minutes, and South Milford station also within easy reach. Road access to the A1(M) and A63 makes commuting by car straightforward.





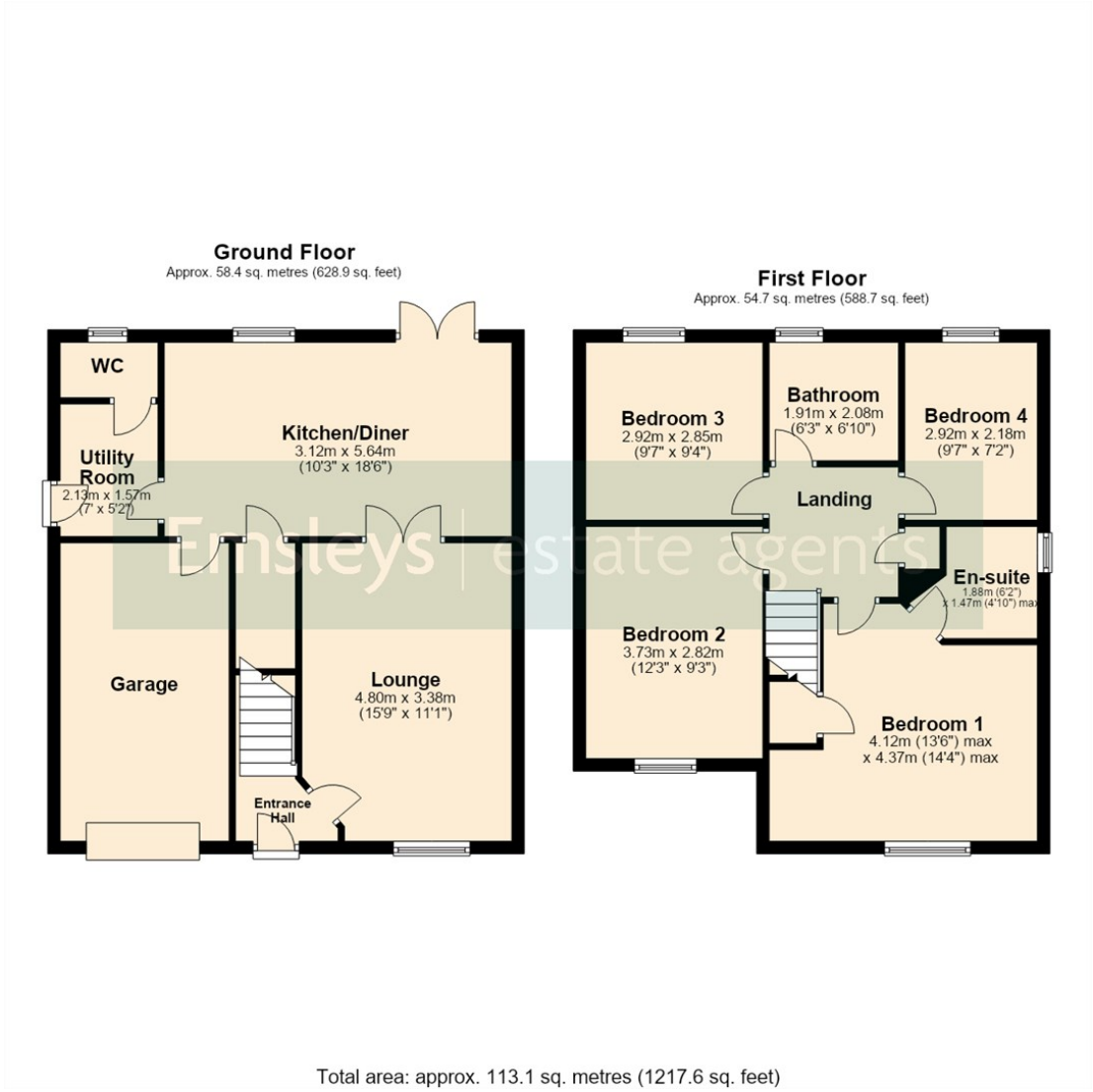












Total area: approx. 113.1 sq. metres (1217.6 sq. feet)







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.

4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

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