



Hadrian Court | Sherburn In Elmet | LS25 6QB

£425,000

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

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***** BEAUTIFUL FAMILY HOME * OPEN-PLAN LIVING/DINING/KITCHEN * FOUR DOUBLE BEDROOMS.*****

A stunning family home offering superb living accommodation throughout. Briefly comprising to the ground floor level; hall, lounge, WC, kitchen/diner which has been opened up to where the original utility room would have been creating an extra living space and with the integral garage now split offering storage space and creating a utility room. The first floor has four double bedrooms with an en-suite to the master and a family bathroom serving the remaining three. The front has a double drive with the garage having an electric shutter door (now offering storage space) and there is a landscaped rear garden. Within easy reach of amenities and motorway links. Call now to arrange your viewing.

Ground Floor

Hall

Entrance door, laminate flooring, stairs to the first floor landing with under stair storage cupboards, radiator and doors to the lounge, WC and kitchen/diner.

WC

Fitted with a two piece suite comprising; pedestal wash hand basin with splashback tiling, low-level WC, extractor fan, radiator and a tiled floor.

Lounge 4.60m x 3.53m (15'1" x 11'7")

PVCu double-glazed window to the front aspect, central heating thermostat and radiator.

Kitchen/Dining Room 3.20m x 8.97m (10'6" x 29'5")

Fitted with a range of base and eye level units with worktop space over with drawers and stainless steel sink unit with single drainer and mixer tap. Tiled splashbacks, integrated dishwasher, space for a fridge/freezer, built-in electric double oven, built-in four ring electric hob with extractor hood over and a stainless steel splashback. Two PVCu double-glazed windows to the rear aspect, ceramic tiled floor, double-glazed French double door to the garden and a door to the utility room.

Utility Room 1.79m x 3.07m (5'10" x 10'1")

Matching wall, base units and work surfaces from the kitchen, sink and drainer, integrated washer/dryer,

continuation of flooring from the kitchen/diner and a radiator.

First Floor

Landing

PVCu double-glazed window to the front aspect, storage cupboard, cylinder cupboard, radiator, loft hatch and doors to rooms.

Master Bedroom 4.55m x 3.61m (14'11" x 11'10")

Fitted wardrobe to one wall with sliding doors, PVCu double-glazed window to the rear aspect, radiator and a door to the en-suite.

En-suite Shower

Fitted with a three piece modern white suite comprising; a large recessed shower enclosure with hand shower and rain shower head, pedestal wash hand basin with a tiled splashback, low-level WC, extractor fan, PVCu double-glazed frosted window to the rear and a tiled floor.

Bedroom 2 2.74m x 3.61m (9'0" x 11'10")

PVCu double-glazed window to the front aspect and a radiator.

Bedroom 3 2.97m x 3.45m (9'9" x 11'4")

PVCu double-glazed window to the rear aspect and a radiator.

Bedroom 4 2.97m x 3.25m (9'9" x 10'8")

PVCu double-glazed window to the front aspect and a radiator.

Family Bathroom

Fitted with a three piece modern white suite comprising; panelled bath with a shower and glass screen over, pedestal wash hand basin and a low-level WC. Tiled splashbacks, extractor fan, PVCu double-glazed frosted window to the side, single radiator and a tiled floor.

Exterior

There is a tarmacadam drive with space for two vehicles in front of the garage which has an electric shutter door and the rest is mainly laid to lawn with established shrubs, an electric point and a pathway which leads to the front door.

The rear can be accessed from the front of the house using the path which leads around the side of the property and through a secure wooden pedestrian gate, or through the double doors in the kitchen where you will step out onto a large paved area with space for seating, sleepers create a small wall with steps leading onto the garden, which is mainly laid to lawn, borders with apple trees and established shrubs, a gravelled area with space for a shed, perimeter fencing to all sides and an outside tap.

Agents Notes

The estate has a management charge which is reviewed annually and is paid every 6 months costing £88.40





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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