



Damson Drive | Sherburn In Elmet | LS25 6TD

£575,000

Five bedroom detached | Council Tax Band F | EPC Rating B

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\*\*\*RARE OPPORTUNITY. EXCEPTIONAL THROUGHOUT. INCREDIBLE FAMILY HOME. MUST BE SEEN.\*\*\*

A rare opportunity has arisen to purchase this 'Charles Church' immaculate family home offering over 2100 sq ft. of living space for families seeking contemporary living in a highly sought-after location. Set within easy reach of public transport links, reputable schools, and a wealth of local amenities, this substantial residence provides both comfort and convenience.

The property welcomes you with a grand hall, two spacious reception rooms, perfect for relaxing with family or entertaining guests. The open-plan design to a well-appointed kitchen/diner/family room stands at the heart of the home, designed with modern lifestyles in mind with a utility room and WC.

This impressive house boasts five generous bedrooms and three stylish bathrooms, catering for larger families or those who require flexible living arrangements. The master bedroom has a dressing area with fitted wardrobes as well as an en-suite bathroom and two bedrooms are served by a 'Jack & Jill' en-suite set up.

Outside, a beautifully maintained garden offers the ideal setting for alfresco dining and summer gatherings, complemented by a dedicated BBQ area. For those working from home, a garden office/summer house provides an inspiring and tranquil workspace measuring 10' 8" x 15' 8". Off-street parking is plentiful, including a double detached garage, adding further practicality to this exceptional home. The gas central heating system and PVCu double glazing ensure energy efficiency and year-round comfort. There is an annual management charge on the estate which is reviewed annually of £158.85. This detached house truly combines modern features with a superb location, making it a must-see for discerning buyers. Early viewing is highly recommended to fully appreciate all that this remarkable property has to offer.







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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