

*Mike*  
**Dobson**



**61 Park Avenue**

Sherburn In Elmet, Leeds, LS25 6EF

**£285,000**



# 61 Park Avenue

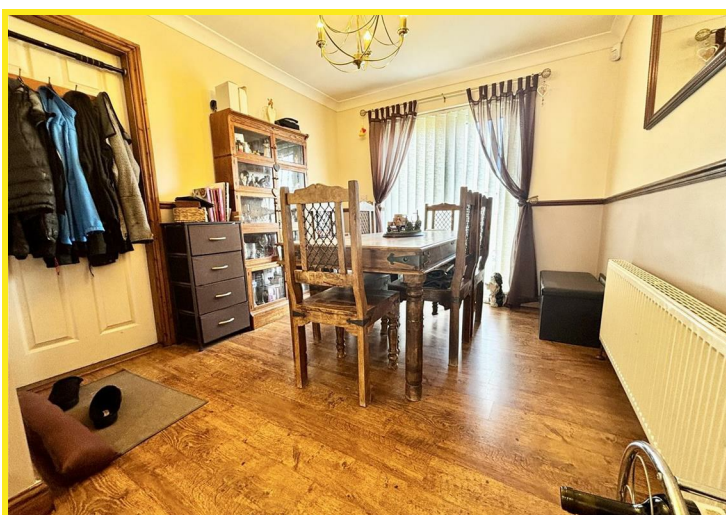
Nestled at the end of a tranquil cul-de-sac on Park Avenue in Sherburn In Elmet, this extended four-bedroom semi-detached house presents an exceptional opportunity for family living. The property boasts a prime location, conveniently close to local amenities, making it an ideal choice for those seeking both comfort and convenience.

Upon entering, you are welcomed into a spacious hallway that leads to an inviting reception room, perfect for entertaining guests or enjoying quiet family evenings. The modern fitted kitchen is equipped with integrated appliances, ensuring that culinary enthusiasts will feel right at home. Adjacent to the kitchen, the separate dining room provides an elegant space for family meals and gatherings.

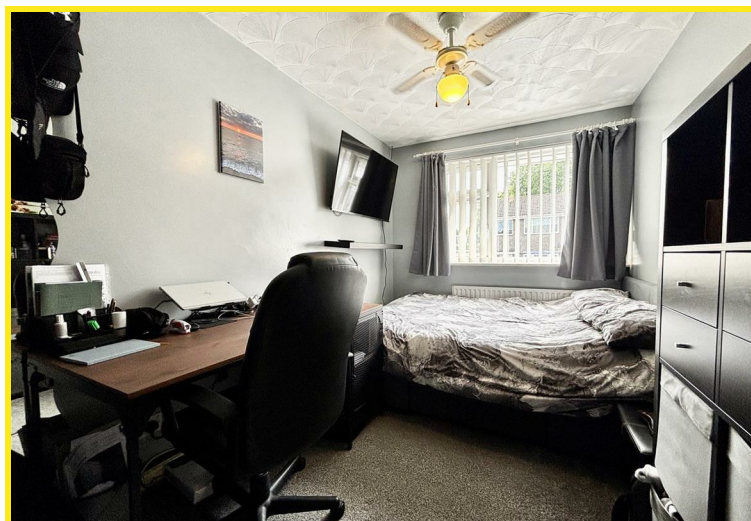
The property features three generously sized double bedrooms and a single bedroom, with the main bedroom offering fitted wardrobes and a private en-suite shower room for added convenience. A well-appointed three-piece family bathroom suite serves the remaining bedrooms, ensuring ample facilities for all.

Outside, the larger than average garage includes a workshop, catering to those with hobbies or DIY projects. The private and enclosed rear garden is a true highlight, featuring a well-maintained lawn, a decked seating area, and a covered space that currently accommodates a hot tub, perfect for relaxation and outdoor entertaining.

With parking available for up to four vehicles, this home combines practicality with modern living. This semi-detached property is not just a house; it is a place where cherished memories can be made. Do not miss the chance to make this delightful residence your own.









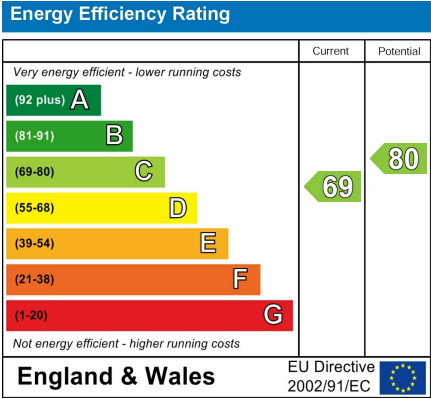
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn in Elmet office turn right to the traffic lights. Turn left at the traffic lights onto Kirkgate which in turn becomes Church Hill. Turn left onto garden lane. Take the second turning onto Tomlinson Way and the first turning right onto Park Avenue. Follow the road and take the first right turning where Park Avenue continues the property can be found on the left hand side.

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