

Mike  
**Dobson**



**48 Meadow Brown Road**  
Sherburn In Elmet, Leeds, LS25 6GY

**Offers Over £475,000**

# 48 Meadow Brown Road

Nestled in the tranquil cul-de-sac of Meadow Brown Road in Sherburn In Elmet, Leeds, this immaculate five-bedroom detached home offers a perfect blend of modern living and comfort. The property has undergone many recent upgrades, ensuring a stylish and functional space for families of all sizes.

As you enter, you are greeted by a spacious open hallway that leads to two inviting reception rooms. The large lounge features a stunning media wall, perfect for entertaining or relaxing with family. Adjacent to this, a snug area currently serves as a playroom, providing a versatile space for leisure activities. The heart of the home is undoubtedly the expansive kitchen/diner/family area, which boasts a shaker-style kitchen equipped with an upgraded induction hob and fully integrated appliances. This area is designed for both cooking and socialising, making it ideal for family gatherings.

The property comprises five spacious bedrooms, one of which includes an ensuite bathroom, while a newly designed family bathroom features elegant marble tiles. The loft is fully boarded and offers additional storage with ladders, power, and shelving units, enhancing the practicality of the home.

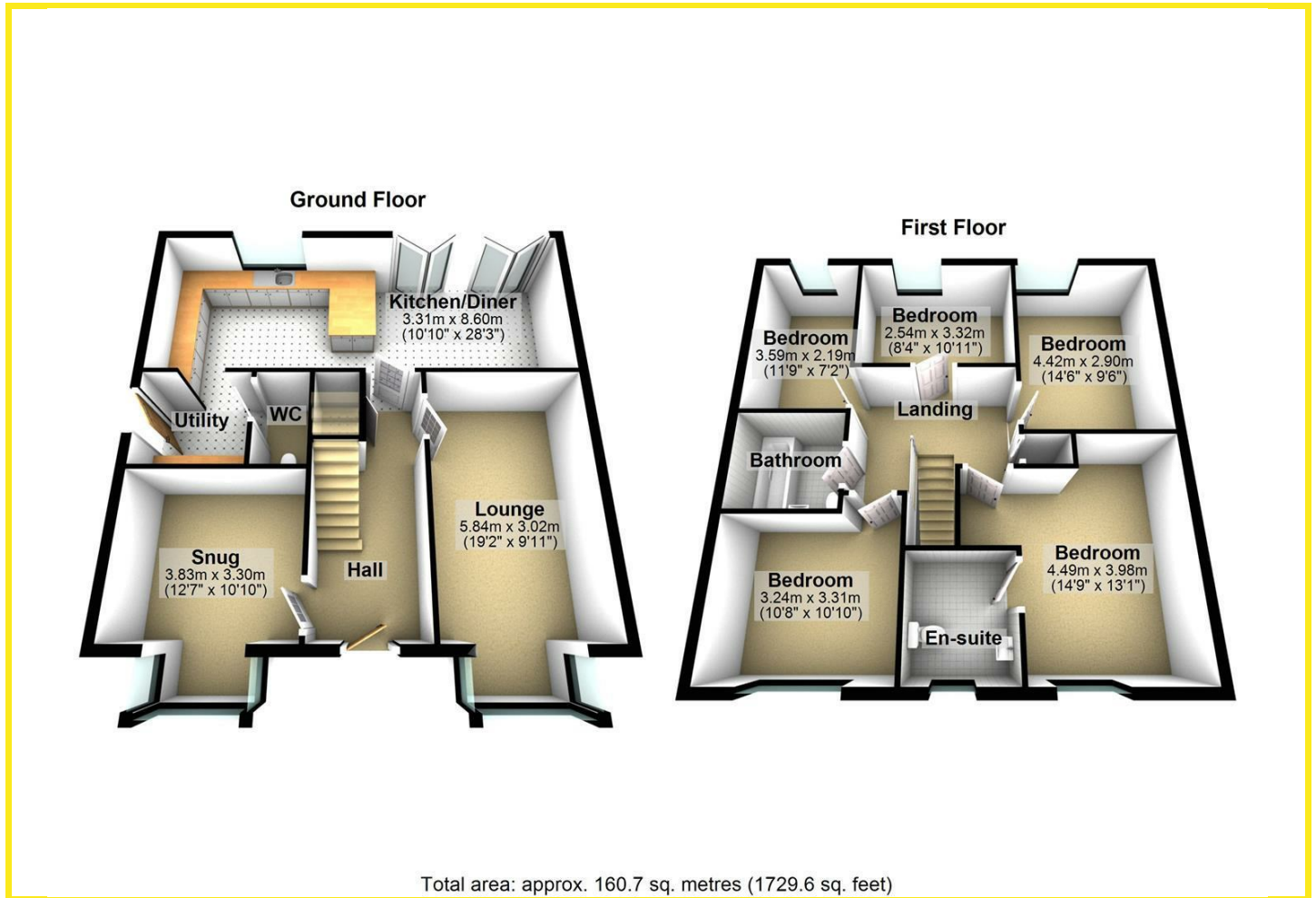
Outside, the newly redesigned garden features a white marble porcelain tiled patio and a well-maintained lawn, creating a serene outdoor space for relaxation and entertainment. A private driveway provides parking for three cars and leads to a detached garage. The property also benefits from a Podpoint EV car charger, a full new CCTV and alarm system, and a state-of-the-art app-controlled heating system with individual radiator control.

With no passing traffic and a quiet end-of-cul-de-sac location, this home provides a peaceful retreat while still being conveniently located for local amenities. This property is a true gem, offering modern comforts in a desirable setting.

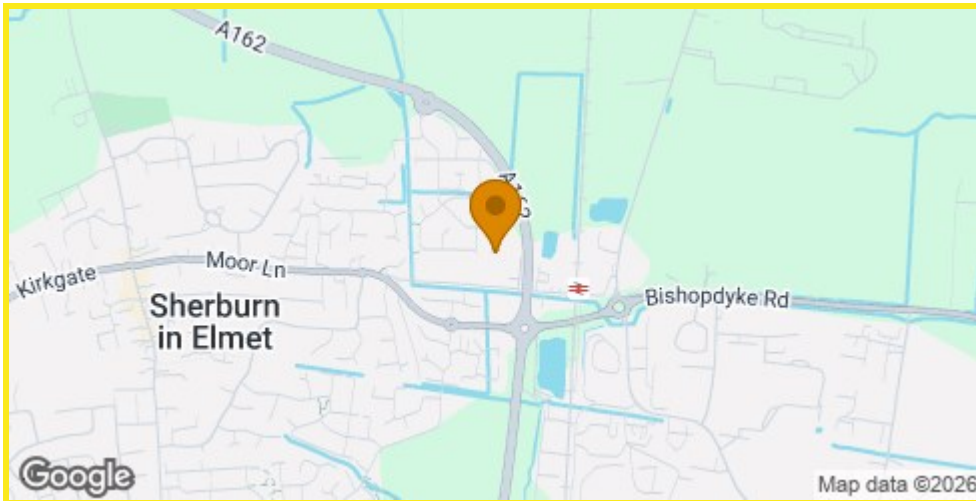




# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>93</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From the Sherburn office, turn right onto Finkle Hill. At the crossroads, turn right onto Moor Lane and continue straight ahead over the two roundabouts. At the next roundabout, turn left onto the A162 and continue until you reach the next roundabout where you will turn left onto Ringley Way. Follow the road and take the third left where you will reach Meadow Brown Road. Follow the road around to the right and into the head of the cul-de-sac where the property can be found on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP  
 Tel: 01977 684258 Email: sherburn@mjobson.co.uk <https://www.mjobson.co.uk>