Park Row

The proactive estate agent

Bramley Park Avenue, Sherburn In Elmet, Leeds, LS25 6FA

Offers In Excess Of £400,000

4 2 2 B

EXTENDED DETACHED FAMILY HOMEFOUR BEDROOMS**GARAGE**OFF STREET PARKING**ESTABLISHED GARDENS**SOUGHT AFTER LOCATION IN THE VILLAGE**EN-SUITE**DOWNSTAIRS W/C**UTILITY ROOM**CONSERVATORY**OPEN PLAN KITCHEN/DINING ROOM**

Nestled in the desirable Red Row estate of Sherburn In Elmet, this stunning detached family home on Bramley Park Avenue offers a perfect blend of modern living and comfort. Built in 2016, the property boasts an impressive 1,319 square feet of well-designed space, making it an ideal choice for families seeking a contemporary lifestyle.

Upon entering, you are greeted by two spacious reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the open plan kitchen and dining area, which features sliding doors that seamlessly connect to a delightful conservatory with a solid roof, allowing natural light to flood the space and offering a wonderful view of the well-established rear garden.

The property comprises four generously sized bedrooms, including a master suite complete with an en-suite bathroom for added privacy. Two of the bedrooms are equipped with fitted wardrobes, providing convenient storage solutions. Additionally, the home features a well-appointed family bathroom, a utility room, and a downstairs w/c, enhancing the practicality of everyday living.

Outside, the property is complemented by beautifully maintained front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. The garage and off-street parking further add to the convenience of this lovely home.

This exceptional property is not just a house; it is a place where cherished memories can be made. With its modern amenities and prime location, it presents a wonderful opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful home your own.

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!

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GROUND FLOOR ACCOMODATION

ENTRANCE
Enter through a sage green composite door with obscure double glazed windows within which leads into;

ENTRANCE HALLWAY
5'6" x 8'6"

Stairs which lead up to the first floor accommodation, a dual-zone thermostat which controls just the ground floor temperature a central heating radiator and internal doors which lead into;

LOUNGE
11'2" x 16'10"

A double glazed window to the front elevation, a central heating radiator with temperature control and a decorative fire place with a stone surround and hearth.

KITCHEN/DINING ROOM
13'9" x 14'9"

Stone coloured shaker-style wall and base units surrounding, built in double ovens, four ring ceramic hob with a built in extractor fan over and stainless steel splashback, marble worktop, a sink set within the worktop with chrome taps over, tiled splashback, integral fridge/freezer, integral dishwasher, LED spotlights to the ceiling, dimmable lighting pendant, a door which leads into the utility room, a central heating radiator with temperature control and double glazed sliding doors which lead into;

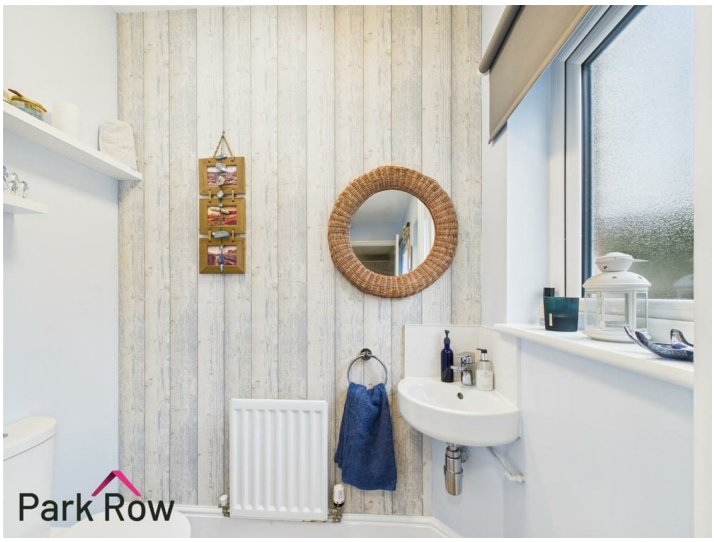
CONSERVATORY
11'3" x 12'0"

A dwarf wall with double glazed windows above surrounding, solid roof, two double glazed Velux windows, dimmable LED spotlights surrounding the ceiling, a wall mounted plug in electric radiator and double glazed double doors which lead out to the rear garden.

UTILITY ROOM
9'0" x 5'7"

A double glazed window to the rear elevation, shaker-style base units and worktops to match the kitchen, sink set within the worktop with chrome taps over, space and plumbing for a washing machine and a dryer, a composite door with a double glazed window within which leads out to the rear garden, a central heating radiator with temperature control and an internal door which leads into;

WC
3'1" x 5'6"



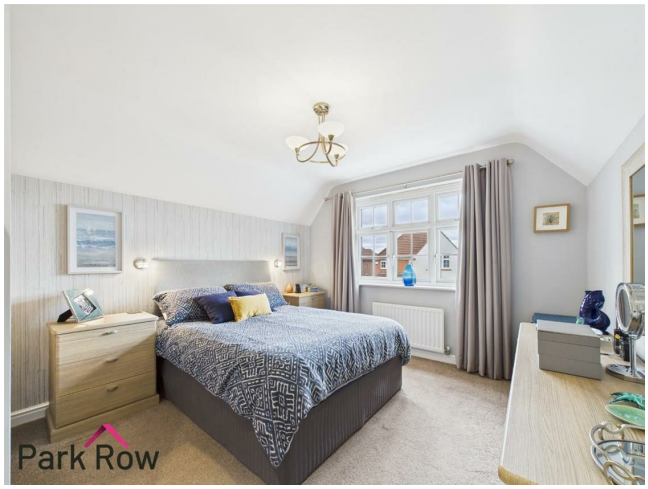
An obscure double glazed window to the rear elevation and includes; a close coupled w/c, a corner hand basin with chrome taps over and tiled splashback plus a central heating radiator with temperature control.

FIRST FLOOR ACCOMMODATION

LANDING
10'2" x 14'3"

A double glazed window to the rear elevation, loft access, a door which leads into a storage cupboard, a central heating radiator with temperature control and internal doors which lead into;

BEDROOM ONE
11'1" x 17'7"



A double glazed window to the front elevation, a built in Hammonds wooden wardrobe with sliding doors, a dual-zone thermostat which controls just the first floor floor temperature, a central heating radiator and an internal door which leads into;

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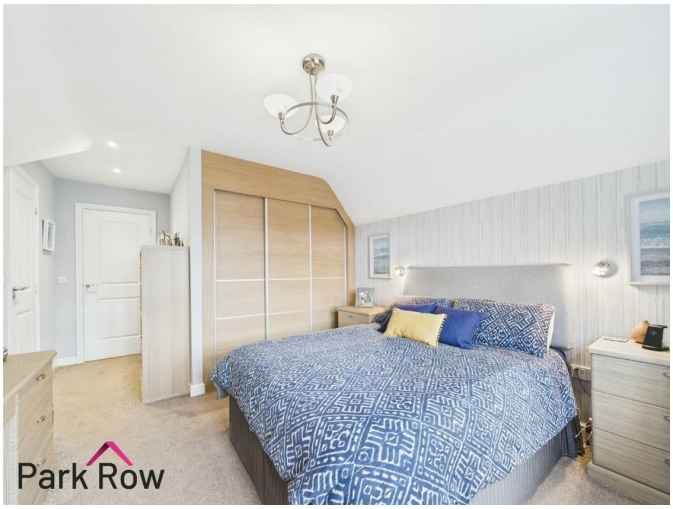
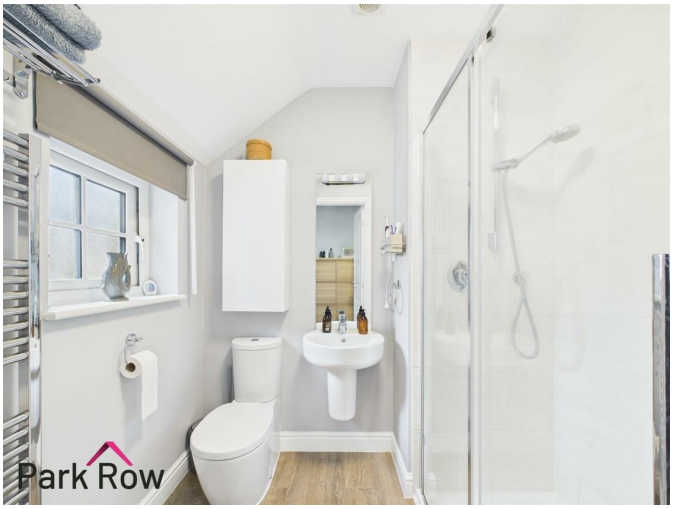


EN SUITE
5'1" x 6'11"



An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a floating hand basin with chrome taps over, a fully tiled mains shower with a glass shower screen, a white gloss wall unit with space for storage and a central heating chrome radiator with temperature control.

BEDROOM TWO
10'6" x 10'9"

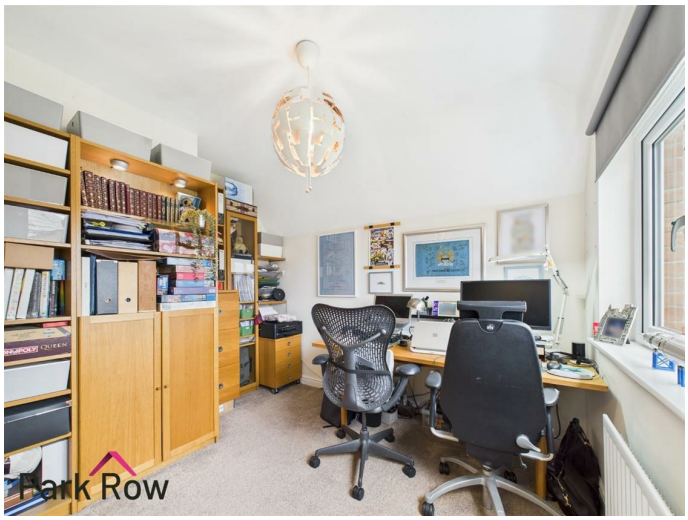
A double glazed window to the rear elevation, a central heating radiator with temperature control and a built in Hammonds wooden wardrobe.

BEDROOM THREE
9'8" x 12'3"

A double glazed window to the front elevation and a central heating radiator with temperature control

BEDROOM FOUR
9'1" x 8'7"

A double glazed window to the rear elevation and a central heating radiator with temperature control



MAIN BATHROOM
6'8" x 7'4"

An obscure double glazed window to the side elevation and includes a white suite comprising; a close coupled w/c, a pedestal hand basin with chrome taps over, a panel bath with a mains shower above and a glass shower screen, a central heating chrome radiator with temperature control and an electric shaver point.

EXTERIOR

FRONT

To the front of the property there is a concrete driveway with space for parking, access into the garage, a block paved pathway which leads to a gate giving access to the rear garden, hedging to the front and side, outdoor lighting, outdoor socket and the rest is mainly lawn.

SIDE

To the left hand side of the property through the gate there is hardstanding with two wooden sheds plus space for a further storage shed, space for bin storage and the rest is mainly paved with decorative stones.

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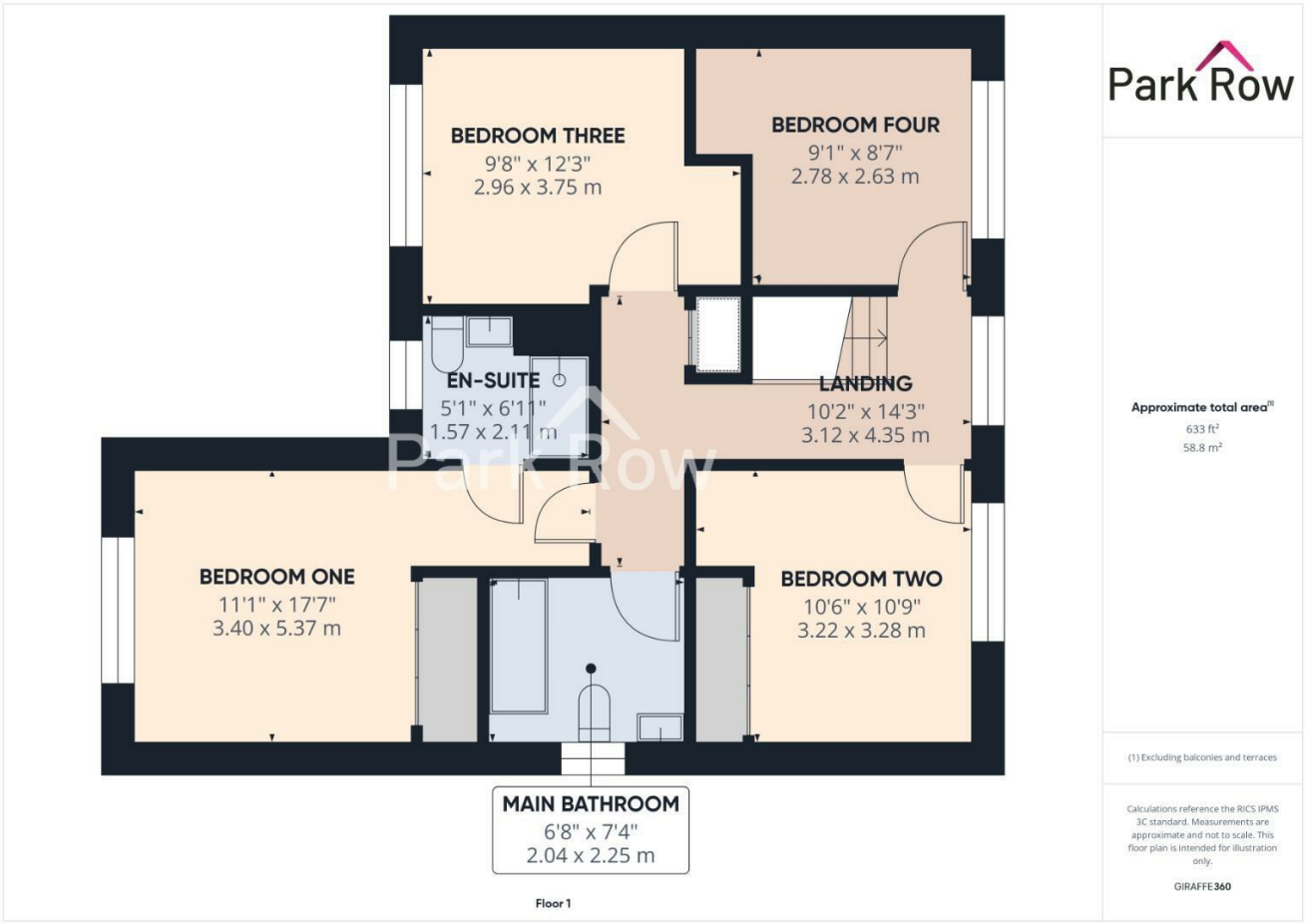

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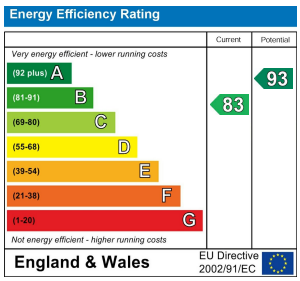

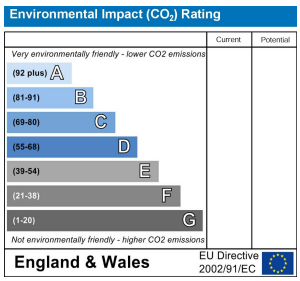

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