Park Row

The proactive estate agent

# Church View, Sherburn In Elmet, Leeds, LS25 6HZ

## Offers In Excess Of £230,000

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**SEMI DETACHED BUNGALOW** TWO BEDROOMS** OFF ROAD PARKING** WALK IN SHOWER** CLOSE TO LOCAL AMENITIES** FULLY RENOVATED IN 2018** WELL PROPORTIONED THROUGHOUT**

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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## INTRODUCTION

Nestled in the charming area of Church View, Sherburn In Elmet, this delightful semi-detached bungalow offers a perfect blend of comfort and convenience. The property was fully renovated in 2018 and benefits from well proportioned rooms throughout.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The bungalow boasts a modern bathroom equipped with a walk-in shower, ensuring ease of access and comfort for all residents.

Off-road parking is available, providing convenience and peace of mind for vehicle owners.

This bungalow is not only a practical living space but also a wonderful opportunity to embrace a tranquil lifestyle in a friendly community. With its thoughtful layout and desirable features, this property is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming bungalow your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white uPVC door with an obscure double glazed panel within, which leads into;

### PORCH

**3'9" x 3'3"**

A double glazed window to the side elevation, a double glazed window into the kitchen, burglar alarm with control panel and an internal wooden door which leads into;

### LIVING ROOM

**16'4" x 10'10"**

A double glazed window to the front elevation, two central heating radiators, a gas fireplace set within a white wooden surround with a marble hearth and internal doors which lead into;

**HALLWAY**
**3'10" x 5'4"**

Internal doors which lead into;

**KITCHEN**
**12'2" x 9'7"**

Comprises of wooden effect shaker style cabinetry to wall and base units, a stainless steel one and a half drainer sink with chrome mixer taps over, an integrated oven with four ring gas hob over, tiled splash back, a stainless steel extractor fan over, an integrated dishwasher, space and plumbing for a washing machine, space for a fridge freezer, space for a dining table. A double glazed window to the front elevation, a central heating radiator, a white uPVC door with an obscure glass panel within which leads to the side elevation, a burglar alarm with control panel. Internal doors which lead into;

**BEDROOM ONE**
**10'9" x 10'10"**

A double glazed window to the rear elevation, a central heating radiator and built in wardrobes,

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## BEDROOM TWO
**8'5" x 9'8"**

A double glazed window to the rear elevation and a central heating radiator,

## BATHROOM
**6'1" x 6'9"**

An obscure double glazed window to the side elevation, a central heating chrome towel rail, a white suite comprising of a closed coupled WC, a pedestal hand basin with chrome mixer tap over and a shower cubicle with a glass screen and mains mixer shower within.

## EXTERIOR

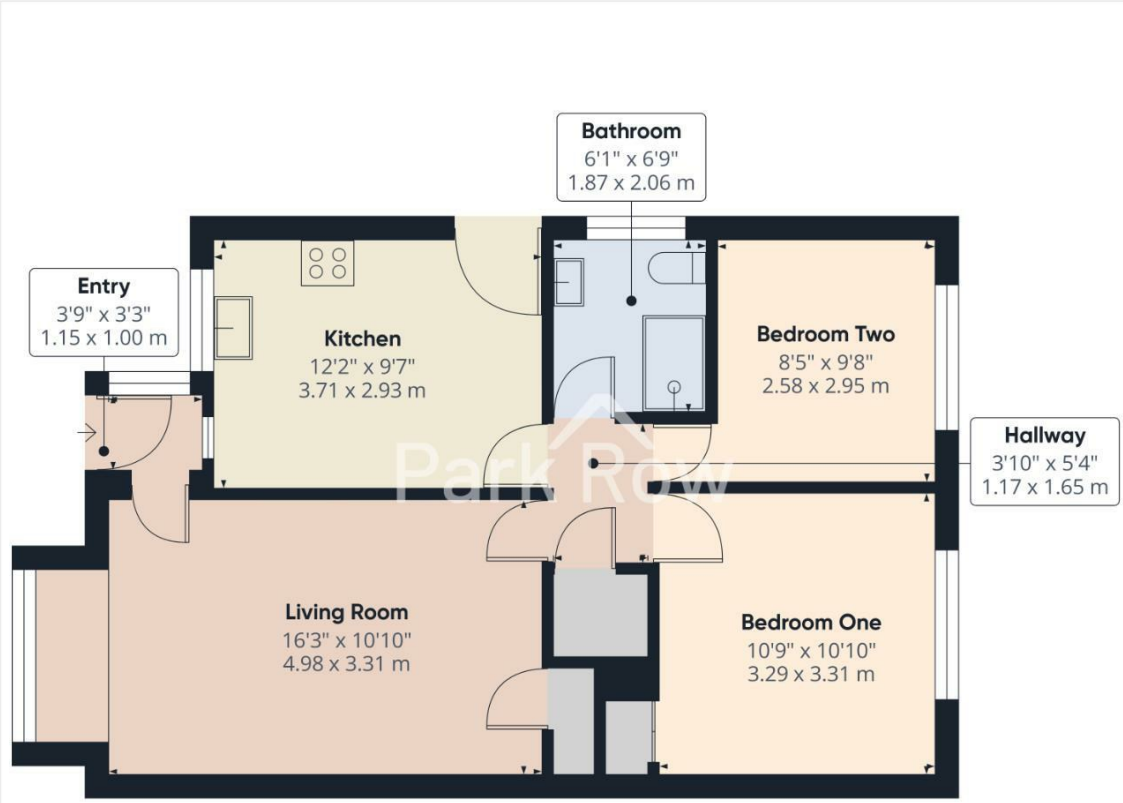
## FRONT

A tarmac driveway leads down the side of the property to the side access and the rear garden, a paved path leads to the front door and across the front of the property, the rest of the garden is mainly laid to lawn, with a border containing trees, bushes and shrubs.

## SIDE

**REAR**

Accessed via the side of the property, the garden is mainly laid with stone flags with space for seating, borders contain established trees, bushes and shrubs and a space for outdoor storage.

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Approximate total area(1)

621 ft²

57.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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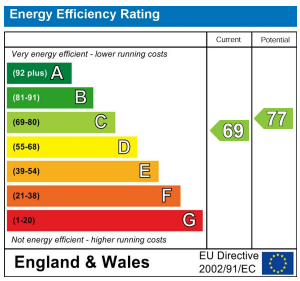


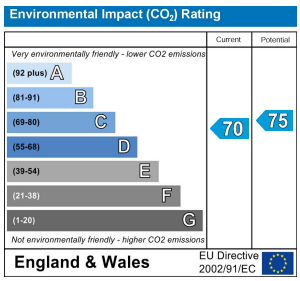


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