



The proactive estate agent



## The Fairway, Sherburn In Elmet, Leeds, LS25 6LN

Offers In Excess Of £400,000



\*\* DETACHED \*\* FOUR DOUBLE BEDROOMS \*\* ENSUITE \*\* KITCHEN DINING ROOM \*\* DOWNSTAIRS WC  
\*\* UTILITY ROOM \*\* OFF STREET PARKING \*\* ENCLOSED REAR GARDEN \*\* GARDEN ROOM \*\* WOODEN  
GAZEBO \*\*

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 Sherburn In Elmet, this delightful detached house on The Fairway offers a perfect blend of comfort and modern living. Spanning an impressive 1,355 square feet, this property boasts four spacious double bedrooms, making it an ideal family home. The master bedroom features an ensuite bathroom, providing a private retreat for relaxation.

The heart of the home is the inviting kitchen dining room, which is perfect for both everyday meals and entertaining guests. Additionally, a utility room and a convenient downstairs WC enhance the practicality of the living space. The property also includes a well-proportioned lounge, providing a versatile area for family gatherings or quiet evenings.

Outside, you will find an enclosed garden that offers a safe and private space for children to play or for hosting summer barbecues. A charming garden room adds an extra touch, serving as a perfect spot for hobbies or relaxation. The property benefits from off-road parking for two vehicles, ensuring convenience for you and your guests.

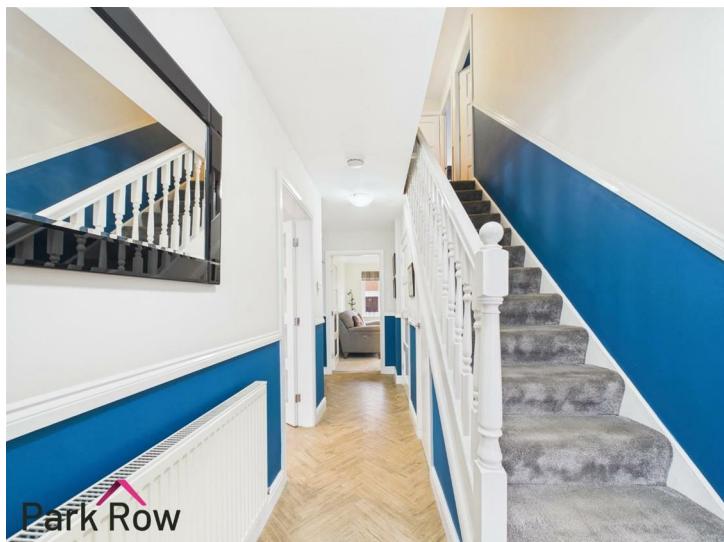
This home is not only well-appointed but also situated in a friendly community, making it an excellent choice for those seeking a peaceful yet connected lifestyle. With its generous living space and thoughtful features, this four-bedroom detached house is a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Sherburn In Elmet.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a white composite door with a decorative frosted glass panel within plus a full height frosted window to the right hand side which leads into;

**HALLWAY**  
16'5" x 6'0"



A central heating radiator, stairs which lead up to the first floor accommodation, a cupboard door which leads into storage space, herringbone-style Amtico flooring, and internal wooden doors (some with glass inserted within) which lead into;

### KITCHEN DINING ROOM

27'10" x 9'1"



A double glazed window to the front elevation with built in shutter blinds, a further double glazed window to the rear elevation, white shaker-style wall and base units surrounding, a grey square-edge quartz worktop, a stainless steel drainer sink within the worktop with chrome filter taps over, a Stoves freestanding range cooker with grey quartz splashback behind, a built in Stoves extractor fan, an integrated dishwasher, an integrated undercounter fridge, space for a dining table and additional seating, Amtico flooring, two central heating radiators and a white uPVC door with an obscure glass panel within plus a double glazed window to the side which leads out to the side of the property.



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LOUNGE  
12'10" x 16'1"



A double glazed window to the rear elevation, a built in media wall with an electric fireplace within plus space for a soundbar and TV, a central heating radiator and a double glazed walk in bay with patio doors which lead out to the rear garden.



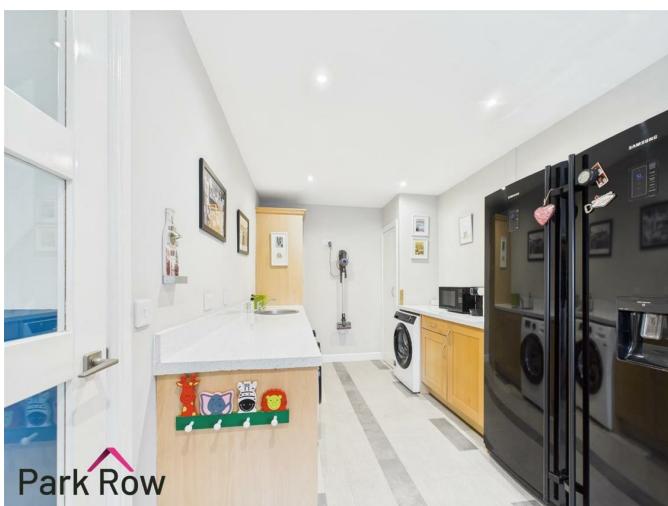
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**UTILITY ROOM**  
16'9" x 7'11"



A double glazed window to the front elevation with built in shutter blinds, wooden shaker-style base and tall units, a white stone effect composite worktop with matching upstand, a stainless steel sink with chrome taps over, space and plumbing for a washing machine, space for a tumble dryer, space for a freestanding American style fridge freezer and a cupboard door which leads into storage space.



**WC**



A white suite comprising of: a closed couple W/C, a pedestal sink with chrome taps over, half tiled to one wall and a central heating radiator.

**FIRST FLOOR ACCOMMODATION**



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LANDING  
5'2" x 7'2"



Loft access and internal white wooden doors which lead into;

**BEDROOM ONE**  
12'11" x 10'5"



A double glazed window to the front elevation, built in wooden wardrobes with space for storage, a central heating radiator and an internal white wooden door which leads into;



ENSUITE  
5'0" x 5'8"



A circular double glazed window to the front elevation and includes a white suite comprising of: a close coupled WC, a ceramic bowl sink with chrome taps over set on top of a white gloss unit with a marble-effect worktop, a square mains shower with a glass shower screen, half tiled to all walls with blue NYC style subway tiles, LED spotlights to the ceiling and a chrome heated towel rail.



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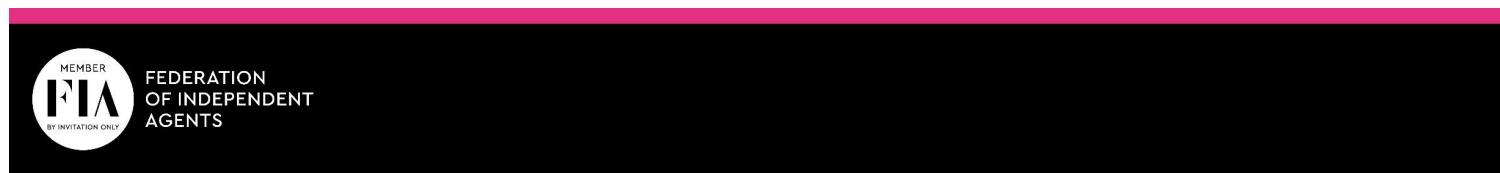
**BEDROOM TWO**  
14'7" x 9'1"



A double glazed window to the rear elevation, a central heating radiator and a built in wooden wardrobe with space for storage.



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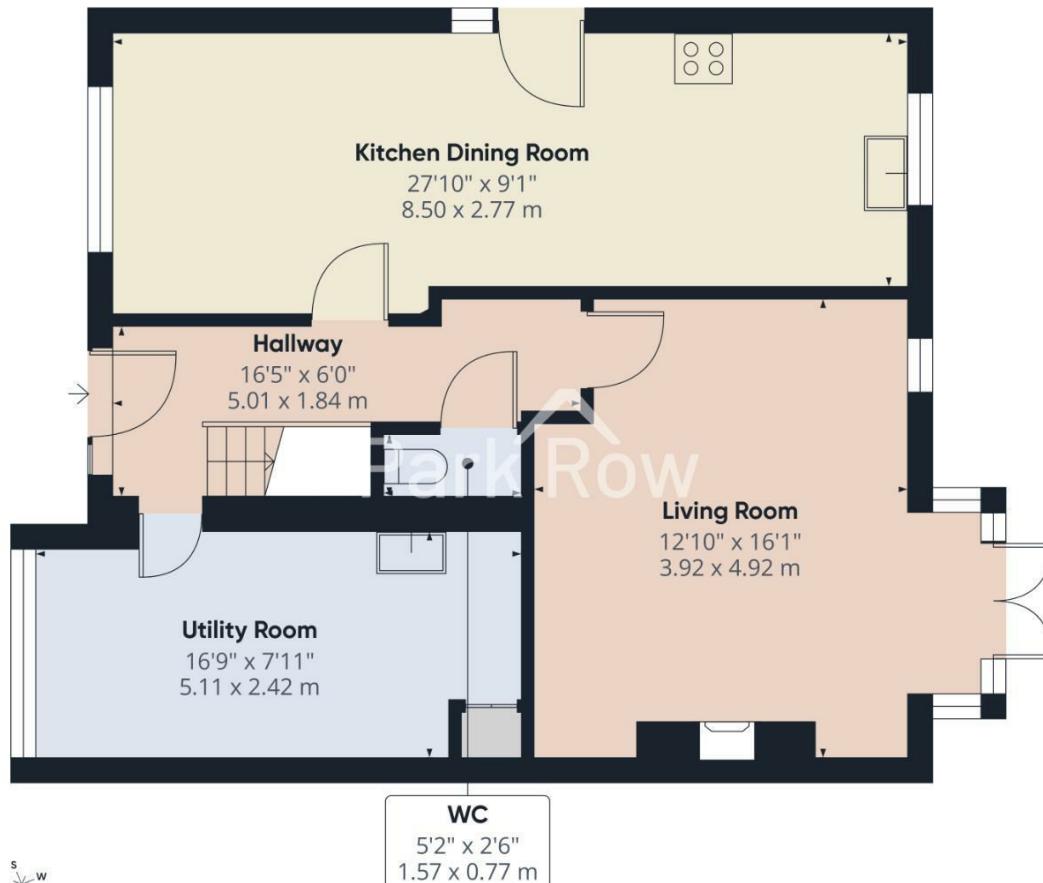


Approximate total area<sup>(1)</sup>  
715 ft<sup>2</sup>  
66.5 m<sup>2</sup>

(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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**sherburn@parkrow.co.uk**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</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		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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