



Park Avenue, Sherburn In Elmet, Leeds, LS25 6EF

Offers In Excess Of £325,000



** DETACHED FAMILY HOME ** THREE DOUBLE BEDROOMS ** OFF STREET PARKING ** GARAGE **
ESTABLISHED GARDENS ** CONSERVATORY ** DOWNSTAIRS W/C ** UTILITY ROOM ** PERFECT
ESTATE FOR FAMILIES ** BEAUTIFULLY PRESENTED ** EPC C **

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122
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INTRODUCTION

Nestled in the charming area of Park Avenue, Sherburn In Elmet, Leeds, this delightful detached family home offers a perfect blend of comfort and modern living. With three double bedrooms, this property is ideal for families seeking a welcoming environment.

Upon entering, you are greeted by the spacious lounge, providing ample space for relaxation and entertaining. The heart of the home is undoubtedly the stunning kitchen and dining room, which is designed to cater to both everyday living and special occasions. The kitchen is modern and well-equipped, making it a joy for any home cook.

The property boasts a contemporary bathroom, along with a convenient downstairs w/c, ensuring that family life runs smoothly. A utility room adds to the practicality of the home, providing additional storage and laundry space.

One of the standout features of this property is the conservatory at the rear, which invites natural light and offers a serene space to unwind while overlooking the enclosed rear garden. The garden is perfect for children to play in or for hosting summer barbecues with friends and family. Additionally, the non-enclosed established front garden enhances the property's curb appeal.

For those with vehicles, the property includes a garage and off-street parking, providing convenience and security. This home is situated within a family-friendly estate, making it an excellent choice for those looking to settle in a community-oriented area.

In summary, this detached house on Park Avenue is a wonderful opportunity for families seeking a modern, spacious, and inviting home in a desirable location.

GROUND FLOOR ACCOMMODATION

ENTRANCE



Enter through a uPVC door with double glazed part stained glass windows within which leads into;

ENTRANCE HALLWAY

9'4" x 3'10"

Stairs which lead up to the first floor accommodation, a white wooden internal door which leads into a storage cupboard, wooden flooring, a central heating radiator and further white wooden internal doors which lead into;

DOWNSTAIRS W/C

5'7" x 2'11"



An obscure double glazed window to the side elevation and includes; a close coupled w/c, a pedestal hand basin with chrome taps over, tiled flooring and a central heating radiator.

KITCHEN

12'7" x 10'9"



A double glazed window to the rear elevation, white shaker-style wall and base units surrounding, LED lighting underneath the wall units, roll-edge wood-effect laminate worktop, built in electric oven, four ring electric hob with a built in extractor fan over and tiled splashback, one and a half stainless steel drainer sink with chrome taps over, integral dishwasher, an island with space for seating which matches the kitchen units, LED spotlights to the ceiling, a uPVC door with a double glazed obscure glass panel within which leads out to the side of the property, and a white wooden internal door which leads into;



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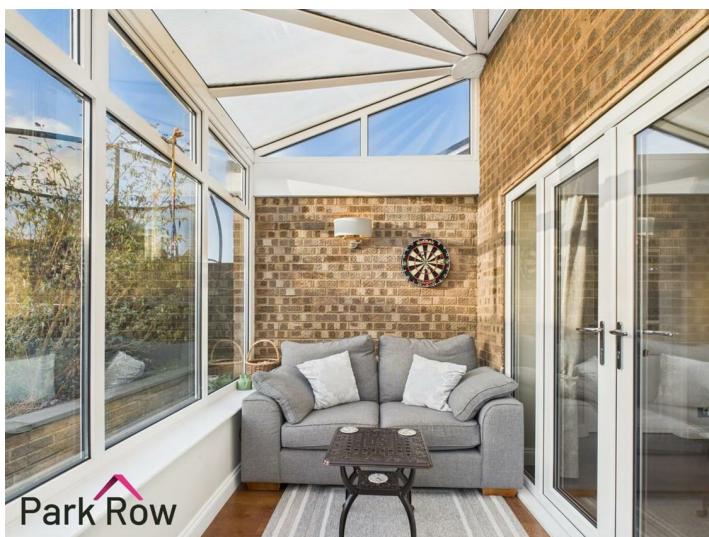
A double glazed window to the front elevation, space for a fire within a reconstituted stone hearth and surround, a white wooden internal door with glass panels within which leads into the dining room, wooden flooring plus a double glazed double door which leads into;



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CONSERVATORY
12'0" x 6'3"



Dwarf walls with double glazed windows above to the side and rear elevation, a brick built wall to the right hand side, a poly-carbonate roof, wooden flooring and double glazed double doors which lead out to the rear garden.



DINING ROOM
14'9" x 8'3"



A double glazed window to the rear elevation, wooden flooring and an internal white wooden door which leads into;



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UTILITY ROOM
8'11" x 7'3"



A double glazed window to the side elevation, space for a tumble dryer and space for a freestanding fridge/freezer.

FIRST FLOOR ACCOMMODATION

LANDING
13'6" x 2'9"



A double glazed window to the side elevation, loft access, a white wooden internal door which leads into a storage cupboard, a central heating radiator and further internal white wooden doors which lead into;

BEDROOM ONE
12'9" x 10'7"



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



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BEDROOM TWO
11'9" x 8'11"



BEDROOM THREE
10'7" x 9'10"



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



A double glazed window to the front elevation and a central heating radiator.



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MAIN BATHROOM
8'9" x 7'6"



An obscure double glazed window to the side elevation and includes a white suite comprising of; a close coupled w/c, a pedestal hand basin with chrome taps over, a tiled bath with chrome taps over, a fully tiled corner mains shower with a glass shower screen, fully tiled to two walls and half tiled to the remaining walls, a chrome heated towel rail and waterproof laminate flooring.

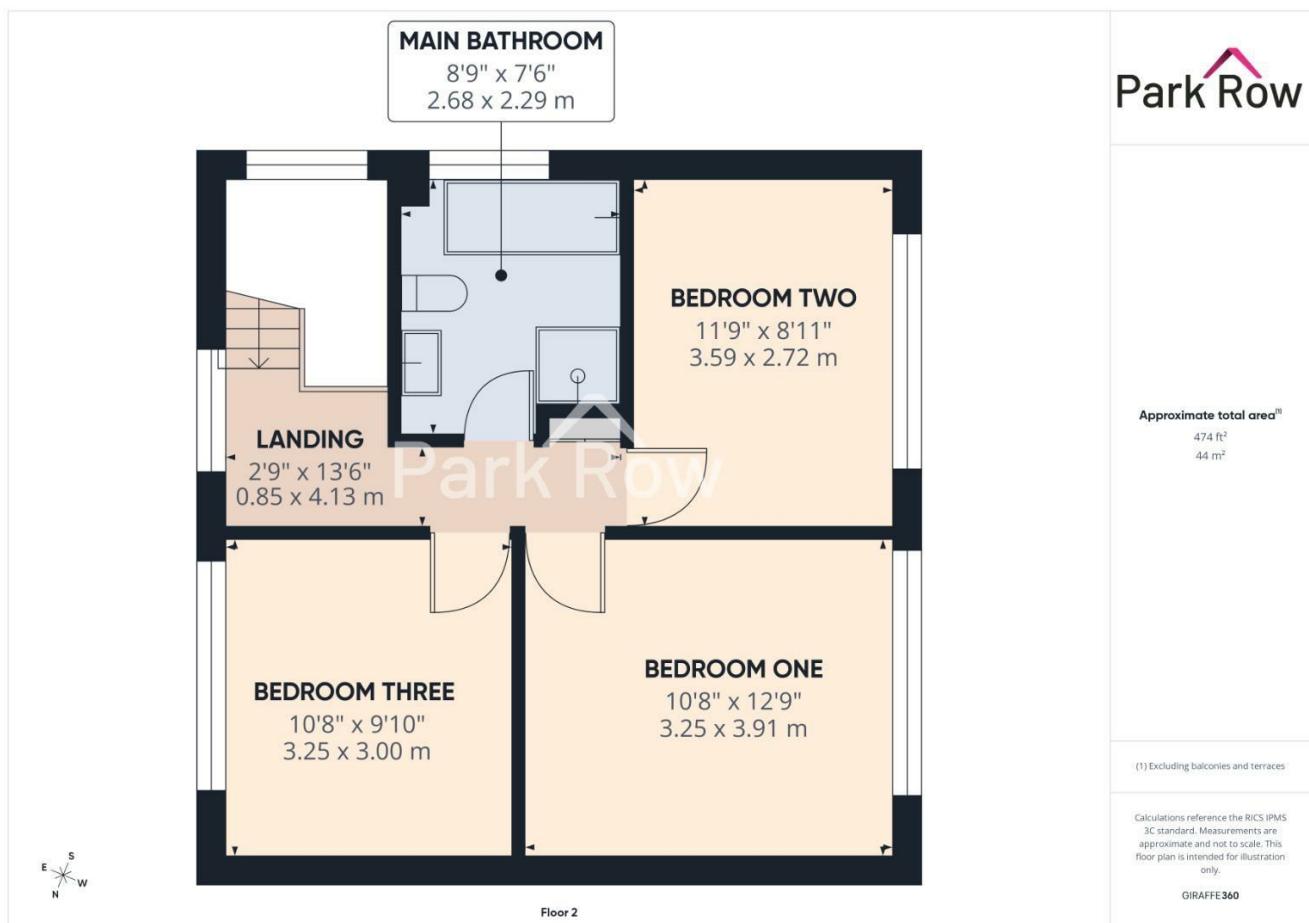


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 Park Row

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	70	76
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	67	71
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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