



## Moorland Road, , Sherburn In Elmet, LS25 6PN

- DOUBLE FRONTED FOUR BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/LIVING SPACE
- DRIVEWAY AND SEPERATE GARAGE
- ENCLOSED REAR GARDEN
- BEAUTIFULLY PRESENTED
- EPC RATING C / COUNCIL TAX BAND E

**Asking Price £395,000**





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## DESCRIPTION

Hunters Wetherby are proud to market this stunning four bedroom detached ex show home for the highly respected developer "Redrow". It is simply perfect for relaxed family living and viewing is strongly encouraged.

When approaching, you will be struck by how proud this double fronted house looks in its surroundings. Upon entering into the welcoming entrance hall which is neutral in décor a theme that runs throughout the house. There is a spacious living room which has a gas fire with marble effect surround which provides a lovely focal point to the room, then onward to the STUNNING open plan kitchen/living area, offering significant space for relaxing and entertaining.

The kitchen is the true 'show-stopper' in this home. Appointed to a high standard and bathed in natural light, you'll feel immediately comfortable when stepping in. The generous footprint leaves ample room for a large dining table or island and lends itself perfectly to those who find themselves gravitating towards kitchen living and socializing. The Kitchen has a number of integrated appliances which include a microwave, electric oven, induction hob, fridge freezer and dishwasher. French doors lead out into the low maintenance rear garden.

A W/C and utility room complete the ground floor.

To the first floor there are four good sized bedrooms without a 'box room' in sight! The master bedroom is rear-facing and comes with an en-suite shower room. All bedrooms are decorated and maintained to a high standard, in keeping with the entire property. This is a home that requires absolutely no work to be moved into and enjoyed immediately.

The house is also served by a main bathroom including bath and integrated shower.

To the rear is an enclosed garden is landscaped and balanced combination of mature greenery and paving that lends itself perfectly to outdoor living and BBQs when the sun shines.

The property is also served by a mains-powered garage as well as space for two cars on the driveway.

As well as the features of this property itself, buyers will be delighted with the friendly and tranquil surrounding area. Sitting on the edge of Sherburn In Elmet with ample country walks in easy reach as well as a high and improving standard of local amenities including traditional pubs, modern bars, supermarkets and numerous for dining.

Sherburn itself is a hugely popular choice for those looking to move slightly out of nearby cities to improve their overall standard of living. The small town is ideally located for anyone commuting to Leeds, York and beyond. The M1, A1 and M62 motorways are within very easy reach as well as several local stations with direct trains to the aforementioned cities as well as Manchester and Hull amongst others.

In summary, if you are looking for a home that offers the perfect setting for the next stage of a busy and enjoyable family and work life, this could be 'The One!'









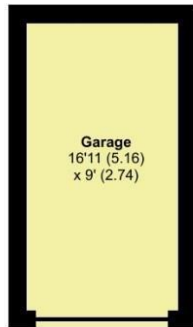
## Moorland Road, LS25

Approximate Area = 1400 sq ft / 130.1 sq m

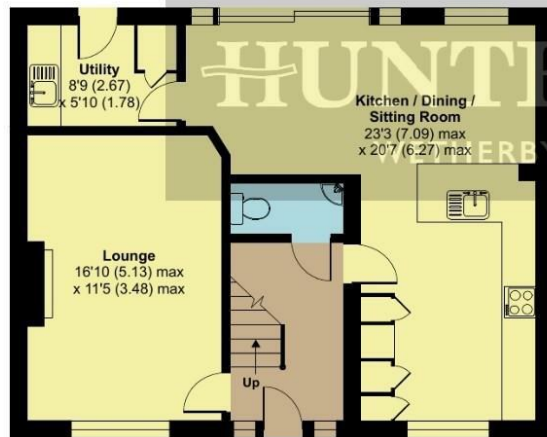
Garage = 153 sq ft / 14.2 sq m

Total = 1553 sq ft / 144.3 sq m

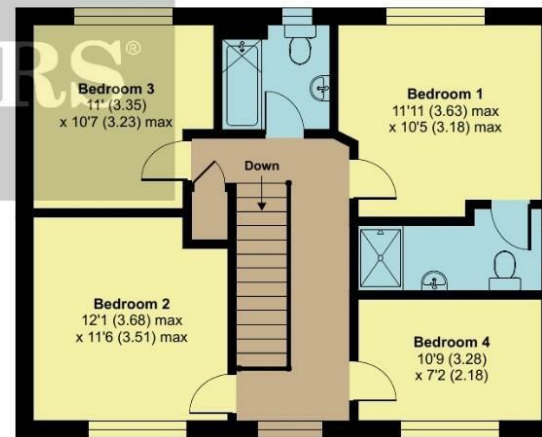
For identification only - Not to scale



**GARAGE**  
APPROX FLOOR  
AREA 14.2 SQ M  
(153 SQ FT)



**GROUND FLOOR**  
APPROX FLOOR  
AREA 65 SQ M  
(700 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 65 SQ M  
(700 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1134921

### Viewings

Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.



5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email: [wetherby@hunters.com](mailto:wetherby@hunters.com) <https://www.hunters.com>

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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		
<b>England &amp; Wales</b>	79	88
	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

