



Bedford Drive, Leeds

- THREE BEDROOM DETACHED REDROW HOME
- MASTER BEDROOM WITH ENSUITE
- GARAGE AND DRIVEWAY
- EPC A
- STUNNING REAR GARDEN
- OPEN PLAN KITCHEN/DINER
- AIR CONDITIONING TO ALL BEDROOMS

Fixed Asking Price £330,000

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Bedford Drive, Leeds

DESCRIPTION

A STUNNING THREE BEDROOM DETACHED HOME WITH BEAUTIFUL REAR GARDEN!!

Set in the popular semi-rural village of Sherburn-in-Elmet lies this Redrow build, three-bedroom home. This convenient location nestled between Leeds and York has its own railway station which is ideal for commuters.

This beautiful home is presented to an incredibly high standard throughout with a welcoming entrance hall comprises an understairs cupboard which is great for storage! The modern living area enjoys a large bay window allowing natural light to shine throughout the room, creating a bright and welcoming atmosphere. This spacious room really is the perfect place to relax after a stressful day or if you just require a little bit of peace and quiet.

The open plan kitchen diner which really does have the WOW factor and is the perfect space for entertaining and socialising. The kitchen is equipped with a range of fitted base and wall units providing ample storage, with integrated appliances such as Zanussi frost free fridge freezer, Siemens integrated dishwasher, Two AEG single ovens & gas hobs.

The first floor boasts three tastefully decorated bedrooms all of which benefiting from ducted air conditioning. The stunning master bedroom is generously sized and benefits from an En-suite modern shower room with Aqualisa dream shower and Hammonds Una all mirror fitted wardrobes, great for storage! The modern house bathroom is made up of a three-piece suite; bath, wc and sink basin.

One of the standout features of this property is the stunning garden, which has been beautifully landscaped to create a gorgeous outdoor space. The patio area is perfect for entertaining or to relax in summer, with steps leading up to the lawn area. The garden is well-maintained and features shrubs and trees, adding to its beauty. The property also benefits from a garage and private driveway for three cars.



Additional Features:

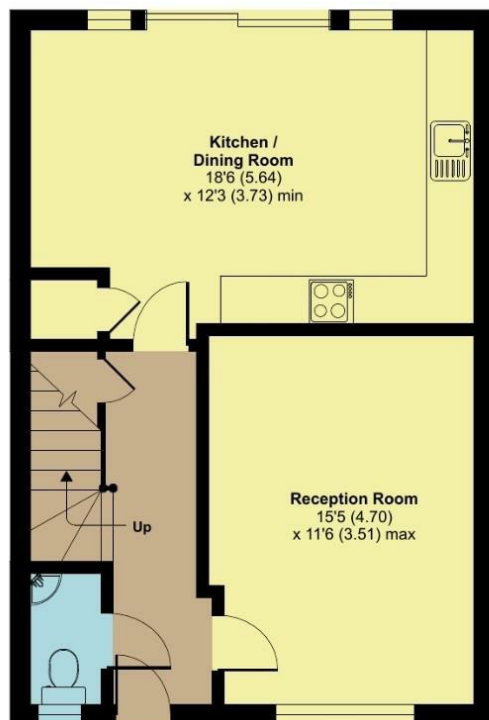
- Nest smart thermostat fitted.
- Ring 'Pro' video door bell fitted.
- Ring 'Floodlight' camera fitted.
- Somfy powered blinds.
- Mitsubishi 7.1kW split-system ducted air conditioning.
- Easy Roof Evolution solar PV panels installed to 4.13 kW - Estimated annual generation 3654.75 kWh.
- Ideal Logic Combi ESP1 35 boiler.
- Amtico flooring with a lifetime warranty



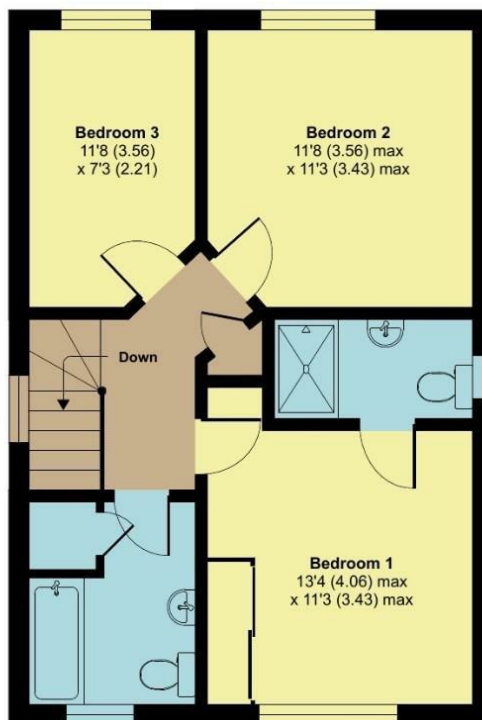
Bedford Drive, Sherburn In Elmet, Leeds, LS25

Approximate Area = 1058 sq ft / 98.2 sq m

For identification only - Not to scale



GROUND FLOOR
APPROX FLOOR
AREA 49.1 SQ M
(529 SQ FT)



FIRST FLOOR
APPROX FLOOR
AREA 49.1 SQ M
(529 SQ FT)



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2021. Produced for Hunters Property Group. REF: 959977

Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

5a Market Place Wetherby, LS22 6LQ

Tel: 01937 588228 Email:

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) A	95	96
(81-91) B		
(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	

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.

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