



Moorland Way, Sherburn In Elmet, Leeds

Hunters Wetherby are proud to present to the market this extended versatile detached home which is situated in the popular village of Sherburn In Elmet.

Asking Price £595,000



Moorland Way, Sherburn In Elmet, Leeds

DESCRIPTION

This ex 'Show Home' sits on a favourable plot and has the added benefit of an annexe that most view executive homes that has everything and more.....including an annex!

The heart of this fantastic property is the open plan kitchen/dining space which really is the hub of the home. The layout has been planned with family time and entertaining in mind and the central island provides the perfect meeting point for family time. Bifold doors and velux lights flood this space with warmth and lots of natural light. The stylish sleek grey kitchen is finished in a contemporary style and has integrated appliances such as dishwasher, full length fridge and freezer, induction hob, microwave, and oven. The utility room provides space for the washing machine and tumble dryer. The dining area is very spacious and offers lots of space for formal dining and double doors lead into the separate lounge area.

The lounge is to the front of the property and is the perfect place to relax and unwind. A separate snug/study provides space for a home office or play room. A downstairs w/c completes the accommodation.

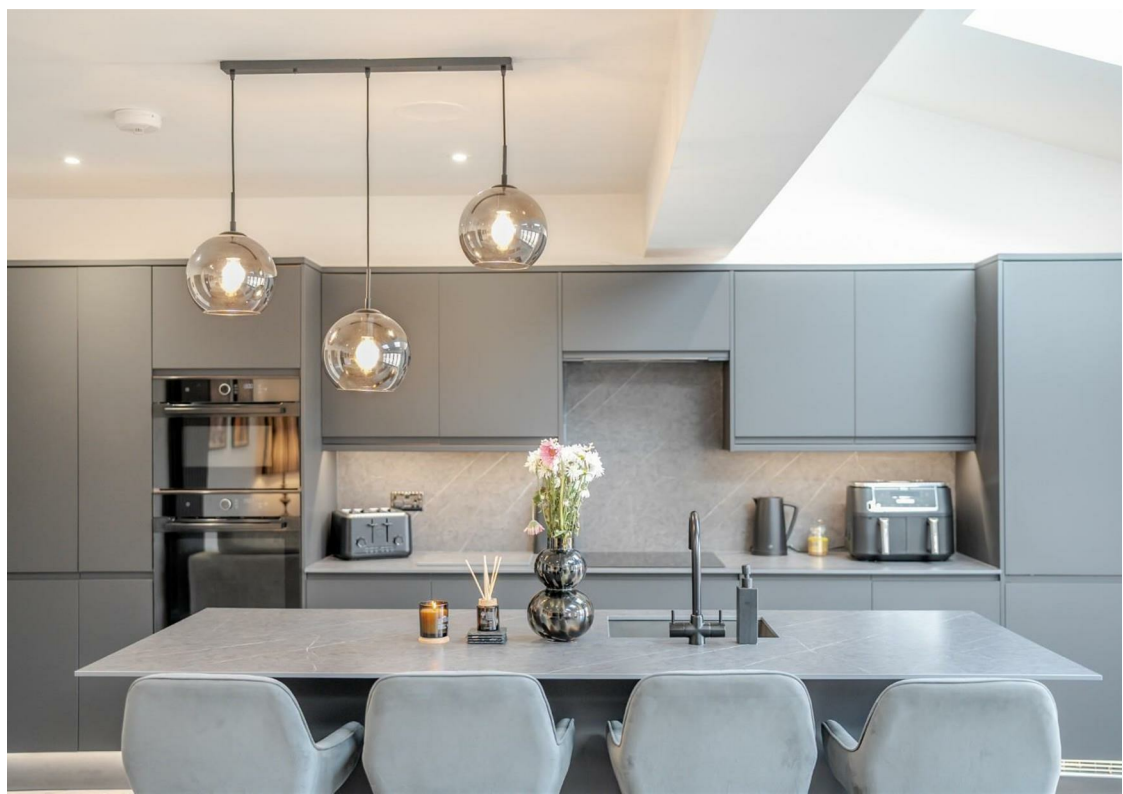
To the first floor the four bedrooms are all well proportioned with the principal bedroom having a good size ensuite shower room with rainfall shower, wash basin with storage and low level w/c. There are also fitted wardrobes for added storage in this room and bedroom two.

The house bathroom is modern and contemporary and is finished in pillar box tiling from floor to ceiling. There is a floating vanity wash basin and low level W/C along with ladder radiator.

One of the standout features of this home is the separate studio annexe that allows complete privacy and independence for anyone that needs space but also requires to be close to family. The annexe has a fully fitted kitchen area with cooking facilities and comes with induction hob, electric oven, Fridge freezer and microwave. A fully equipped wet room with shower, w/c and wash basin along with open plan living space complete the space.

Off street parking for multiple vehicles and a garage are located to the front. The rear garden offers a mix of lawn and patio and is the idea place for spending time in the upcoming spring months. The garden is fully walled and offers a nice level of privacy.







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			
(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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