



## Barnet Chase, Sherburn in Elmet

- FOUR BEDROOM DETACHED PROPERTY
- MASTER BEDROOM WITH EN-SUITE
- BEAUTIFULLY PRESENTED THROUGHOUT
- LARGE GARDEN AND GARAGE
- UTILITY ROOM
- EPC RATING B / TAX BAND D

**£375,000**

**HUNTERS<sup>®</sup>**  
HERE TO GET *you* THERE



# Barnet Chase, Leeds

## DESCRIPTION

Hunters are pleased to offer to the market this stunning four bedroom detached property located in the popular semi-rural village of Sherburn. This convenient location means that it is only a short drive between Leeds and York and being perfect for commuters, it benefits from a close-by railway station.

This beautiful home is presented to a high standard throughout, with a welcoming entrance hall leading you to the well-presented living area.

The kitchen/dining area in this contemporary designed property enjoys an open plan space, being fully equipped with a range of fitted wall and base units, providing ample storage, including an integrated dishwasher, a gas hob with double electric oven and extractor hood. A utility area and a downstairs WC complete the ground floor accommodation, comprising an external door to the rear and benefits from a sink unit and space for a washing machine and dryer.

Stairs leads to the first-floor landing with doors to four generously sized bedrooms. The master bedroom benefits fitted wardrobes, allowing the space to be used efficiently and a contemporary en-suite. The house bathroom makes up of a shower over bath unit, sink basin and low-level WC.

Stepping through the French doors into the well-kept mainly lawned garden, you are welcomed into a spacious area, ideal for summer evenings. To the front of the property, the driveway allows parking for multiple vehicles, as well as a garage, another great asset to this property.



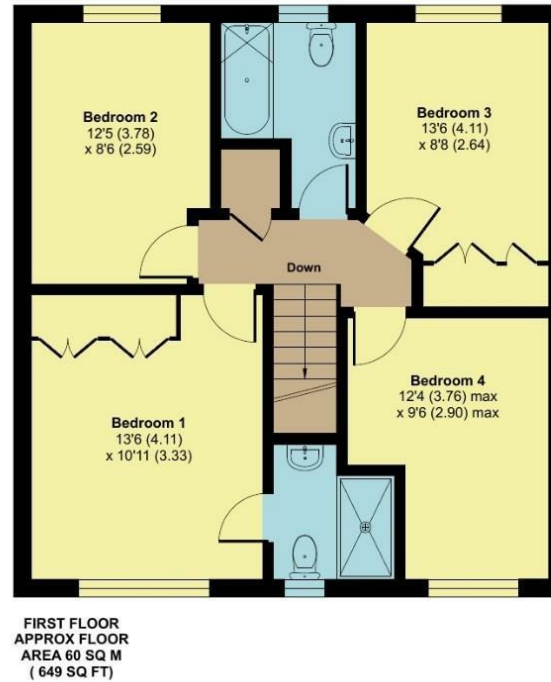
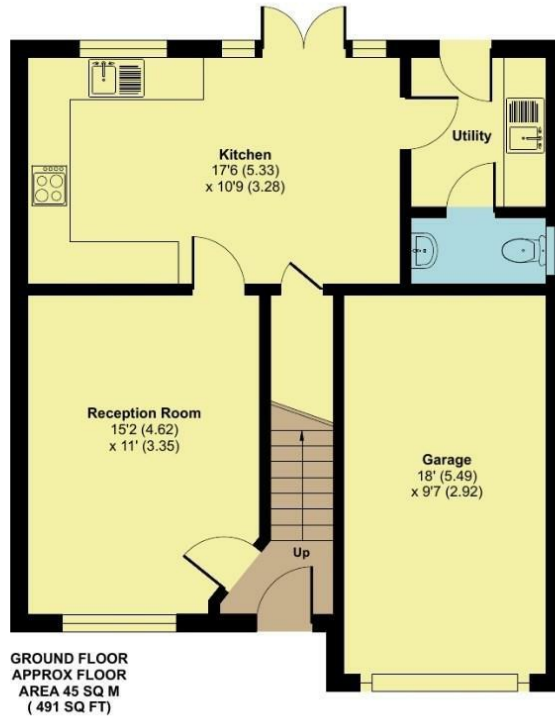




# Barnet Chase, Sherburn In Elmet, Leeds, LS25

Approximate Area = 1313 sq ft / 121 sq m (includes garage)

For identification only - Not to scale



**RICS** Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.  
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## 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

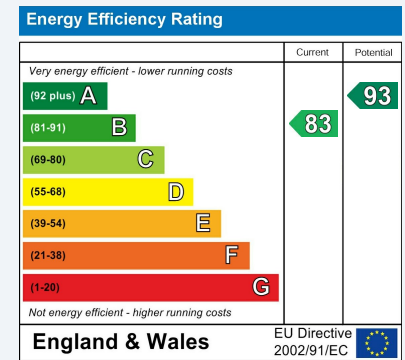
Tel: 01937 588228 Email:

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.



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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