



Skipper Crescent, Sherburn In Elmet

- FIVE BEDROOM DETACHED HOUSE
- LARGE GARDEN AND GARAGE
- BI-FOLDING DOORS ONTO PATIO
- MASTER BEDROOM WITH EN-SUITE
- OFF STREET PARKING FOR THREE CARS
- EPC RATING B

Asking Price £425,000

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Skipper Crescent, Sherburn In Elmet

DESCRIPTION

Set in the popular semi-rural village of Sherburn-in-Elmet lies this five-bedroom detached home. This convenient location means that it is only a short drive between Leeds and York and as it has a railway station, it is perfect for commuters.

This beautiful home is presented to an incredibly high standard throughout with a welcoming entrance hall leading you to a spacious, open-plan, kitchen diner that enjoys a breakfast bar and bi-folding doors which creates the perfect outside-inside living feel. The kitchen has a range of integrated appliances, including a BOSCH dishwasher, BOSCH oven/grill and BOSCH fridge freezer, and also an AEG washing machine. A larger than average and well-equipped utility room leads to a downstairs WC, following on with a contemporary living-room and also a snug room that could be used as an office on the ground floor.

Returning to the hall, stairs lead to the first floors landing with doors to three generously sized double bedrooms, a well-sized single bedroom, the house bathroom and the master bedroom. The master bedroom benefits from fitted wardrobes and an en-suite.

Back downstairs, the bi-folding doors lead to the rear garden, laid mainly to lawn, paved patio and a raised seating area, all of which is privately fenced. To the front, a well-maintained lawn area, next to a large driveway with off-street parking for approx. three cars. Finally, a larger than average garage with extensive storage completes the property.

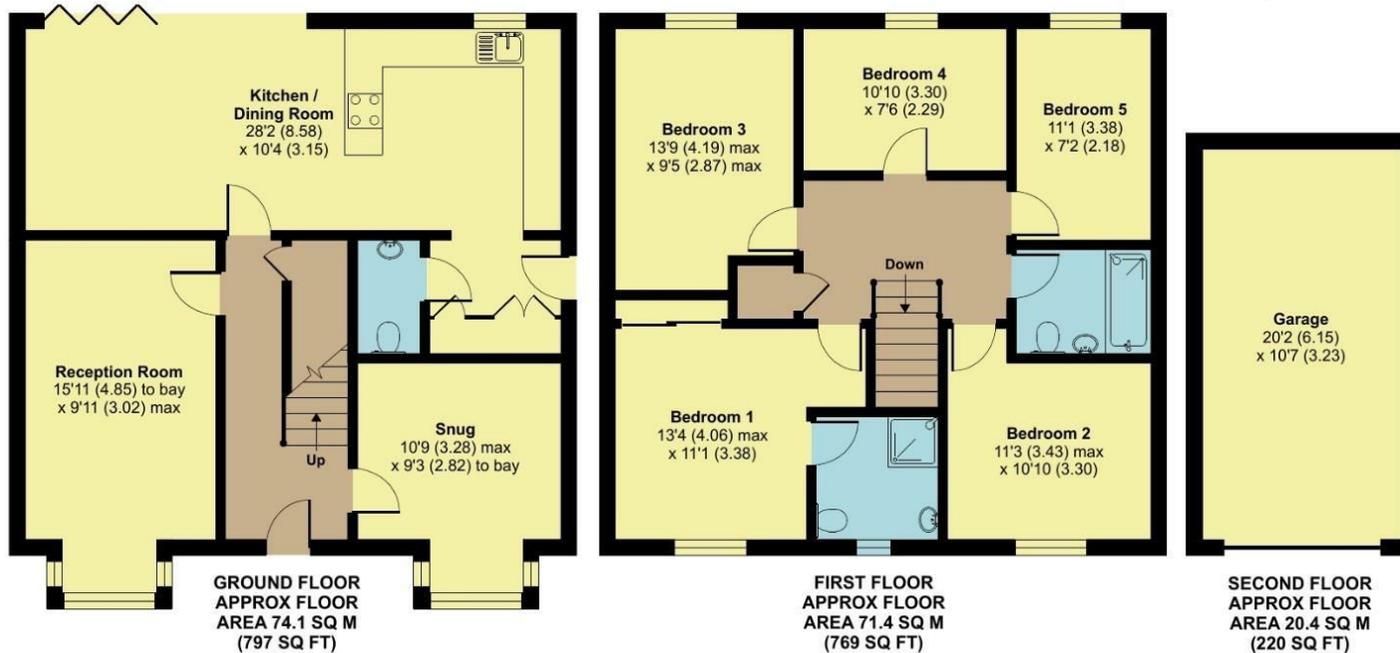




Sherburn In Elmet, Leeds, LS25

Total = 1786 sq ft / 165.9 sq m (includes garage)

For identification only - Not to scale



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		86	92
(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.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchecom 2022. Produced for Hunters Property Group. REF: 913623

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.

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