Mike Dobson







18 Park Avenue

Sherburn In Elmet, Leeds, LS25 6EF

£315,000

18 Park Avenue

+++++ NO CHAIN +++++ Sitting beautifully in the desirable area of Park Avenue, Sherburn In Elmet, this stunning three-bedroom detached house offers an exceptional living experience. Boasting an elevated position, the property provides far-reaching views that enhance its charm. This home is ready for you to move in and make it your own.

Upon entering, you are greeted by a spacious lounge area, complete with a storage cupboard and a cosy gas fire, perfect for those chilly evenings. The modern decor throughout creates a welcoming atmosphere, allowing you to envision your personal touch. The generous kitchen/diner is a highlight, featuring an integrated oven and gas hob, as well as patio sliding doors that lead to the beautifully established rear garden. This outdoor space is a true sanctuary, offering privacy and a delightful mix of lawn, shrubs, and a patio area for al fresco dining.

The property comprises 3 double bedrooms providing ample space for family or guests. The modern fitted bathroom features a sleek white suite and a shower over the bath, ensuring convenience and comfort. Additionally, the loft is boarded with a ladder and power, offering potential for extra storage or even a creative space.

Completing this lovely home is an integral garage with an internal door, a block paved driveway accommodating two cars, and a front garden adorned with lawn and shrubs. The location is ideal, with local shops, amenities, and good schools just a stone's throw away. This property is a blank canvas, ready for you to create your dream home in a sought-after area. Don't miss the opportunity to view this delightful residence.









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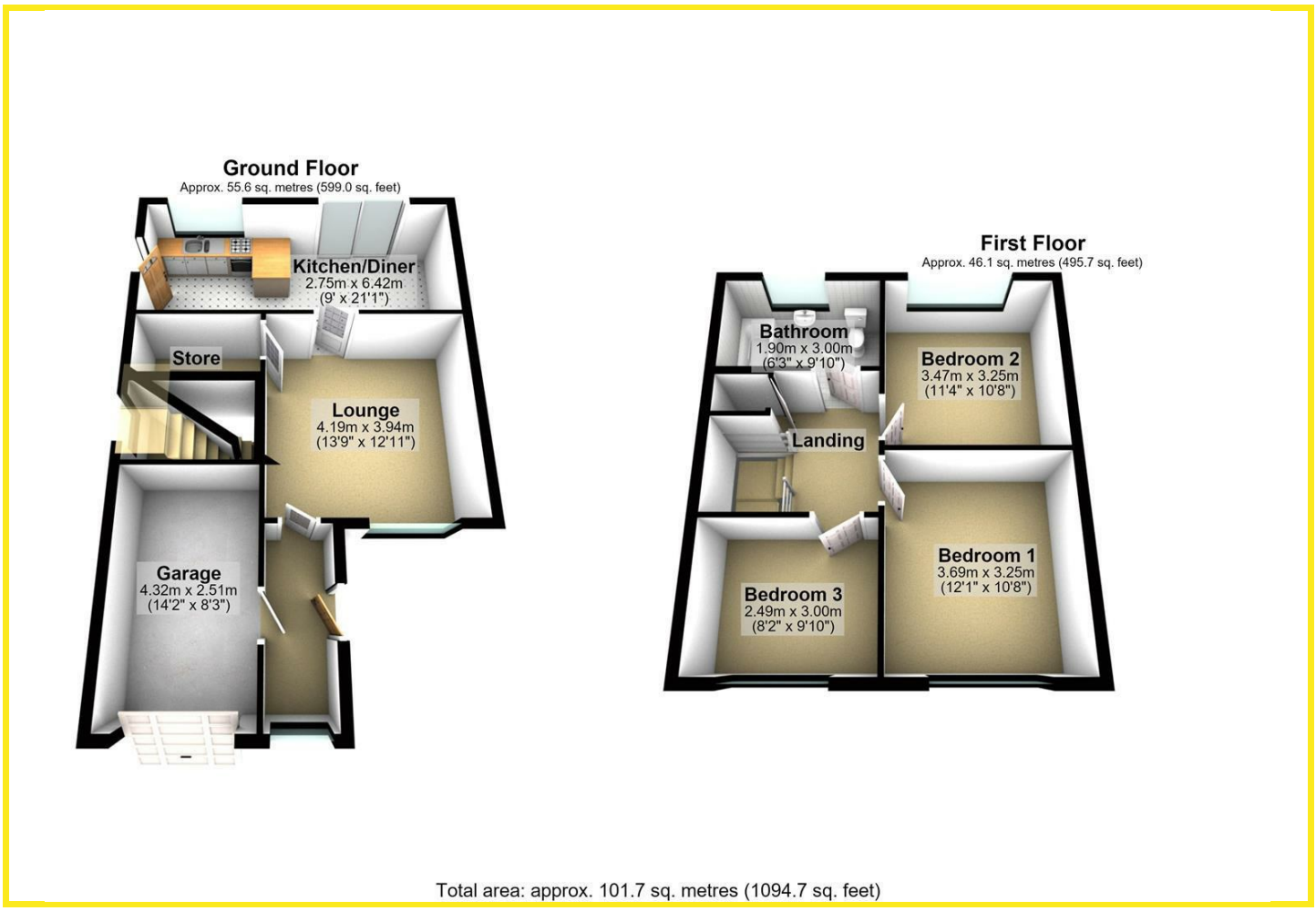




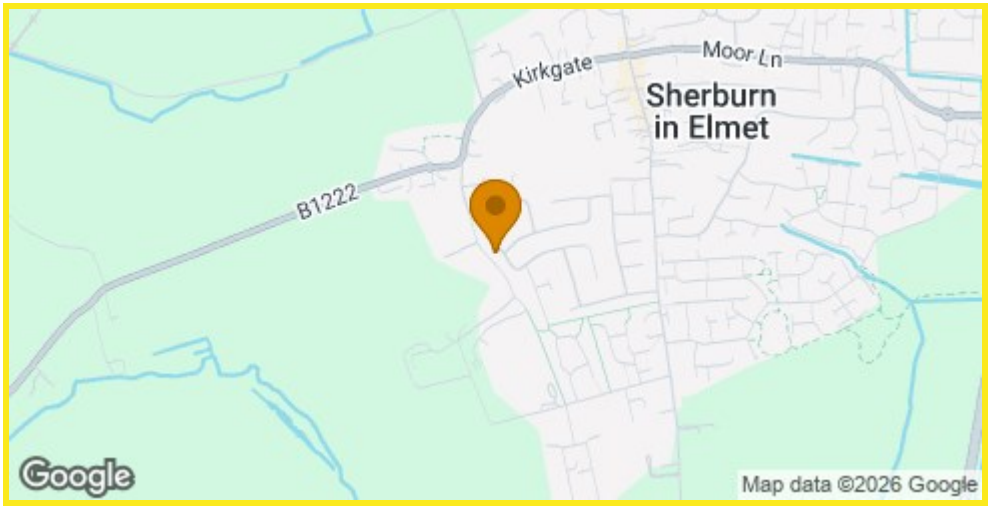




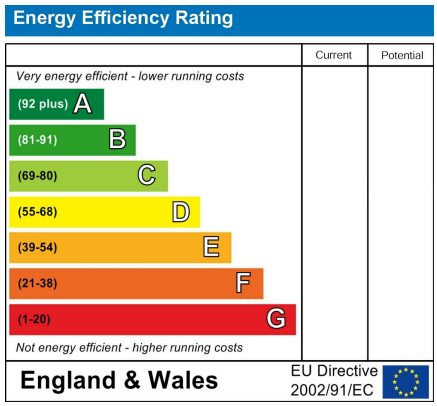
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn in Elmet office turn right to the traffic lights. Turn left at the traffic lights onto Kirkgate which in turn becomes Church Hill. Turn left onto garden lane. Take the second turning onto Tomlinson Way and the first turning right onto Park Avenue. Follow the road and take the first right turning where Park Avenue continues the property can be found on the left hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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