



TENURE

Freehold.

COUNCIL TAX

Band D (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

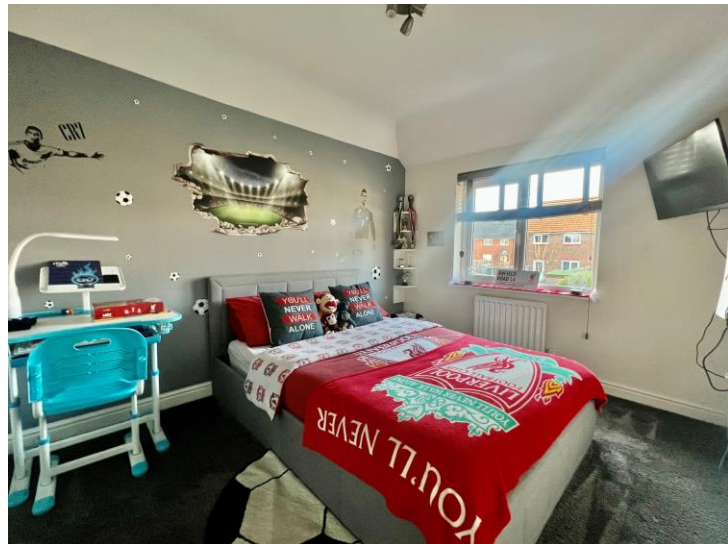
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared January 2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(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	

MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



Sherburn in Elmet ~ 35 Bramley Park Avenue, LS25 6FA

A beautifully presented and well maintained four bed detached family located on this popular modern development built by well renowned house builder Redrow. The property still benefits from the remainder of the NHBC.

- A modern four bedroom detached family home
- Stylish kitchen and house bathroom
- Principal bedroom with en-suite shower facility
- Spacious breakfast kitchen with separate utility and downstairs w.c.
- Popular residential development
- Open aspect over park and play area to front
- Enclosed rear garden
- Integral garage
- Driveway parking

£359,950 PRICE REGION



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

01937 582731

sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

To the ground floor, entrance hall accessed via a modern composite front door with attractive marble effect floor tiles, staircase leading to the first floor. The living room is tastefully decorated and complete with a contemporary electric fire set into the wall, front facing window. A doorway connects to the open plan kitchen/diner, which is fitted with a modern range of "Shaker Style" wall and base units, high quality integrated appliances include AEG double stacked oven, a 50/50 split fridge freezer, inset sink with dishwasher beneath, hot tap, a four-ring gas hob and extractor hood. The large marble effect floor tiles flow seamlessly into the adjacent dining area, which offers comfortable space for a dining table and chairs, as well as a pleasant outlook over the rear garden through double glazed patio doors. A further doorway leads to a useful utility room with space and plumbing for white goods, a modern wall mounted gas fired boiler and single door to the garden.

There is a downstairs W.C. and access to an integral garage and a useful understairs storage area which concludes the ground floor accommodation.

To the first floor, a landing area with a loft access hatch and airing cupboard housing a pressurised cylinder. The principal bedroom is a spacious double with built in floor to ceiling wardrobes with mirrored sliding doors along one side, a front facing window that provides a pleasant outlook over open green space and farmland beyond. There is an en-suite shower room fitted with a modern white suite. Two further double bedrooms with built-in wardrobes, and the fourth bedroom, currently used as a home office also features contemporary fitted wardrobes. The house bathroom is equipped with a modern white suite comprising a low-flush W.C., bath with a shower over, half-pedestal wash basin and attractive tiles to the floor and part wall.

To the outside, the front of the property offers a tarmac driveway providing comfortable parking for two vehicles and access to the integral garage. A level parcel of lawn with hedging adds to the curb appeal. The rear garden features a stone-flagged patio accessible from the kitchen and utility, with awning creating an ideal space for outdoor entertaining. Beyond this, raised sleeper flower beds lead to a level lawn area with a wood-chip section at the bottom, all enclosed by a fenced perimeter. The garden also includes an outside water tap.



NOT TO SCALE For layout guidance only

