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LITTLE FENTON LANE, SHERBURN IN ELMET, LS25 6HD

£349,950

2 BEDROOM SEMI DETACHED BUNGALOW
EPC Rating: C

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Beautiful, chain free, 2 bed bungalow with a fantastic garden in a green and leafy setting in Little Fenton- a peaceful rural hamlet close to the amenities of Church Fenton and Sherburn in Elmet.

Offering modern living, with the confidence that comes with a recently built home, this well presented and comfortable bungalow has a stunning south facing garden to the front of the house, and a cool, shaded courtyard to the rear.

There is parking for two cars on a shared private driveway. A path leads round to the garden gate.

The garden is mostly laid to lawn, with a large sandstone flagged patio and path- leading to the front door. There is a path leading to the rear garden, complete with wishing well, shared with the neighbouring house.

Inside, a generous and bright hallway welcomes you into the property. To the right is contemporary kitchen, with space for dining and lots on storage. There is a high-end induction hob with extractor, double oven/grill, and space for a free-standing washing machine. There is an exciting pantry cupboard, next to an integrated fridge and freezer.

To the right is a welcoming sitting room, with electric fire, and french doors opening onto the patio- making the most of the lovely view of the garden and beyond, and perfect for inviting a breeze on a hot day.

To the rear of the property are two bedrooms- one generous double, and a smaller double room (currently in use as a home office). The bathroom is really impressive- with separate bath and shower cubicle, WC, sink and storage unit and palazzo style floor tiles.

Material Information

Freehold
Council Tax Band C
EPC C
Oil central heating
Shared Septic Tank
Mains water and electricity

LITTLE FENTON LANE, SHERBURN IN ELMET, LEEDS, NORTH YORKSHIRE,

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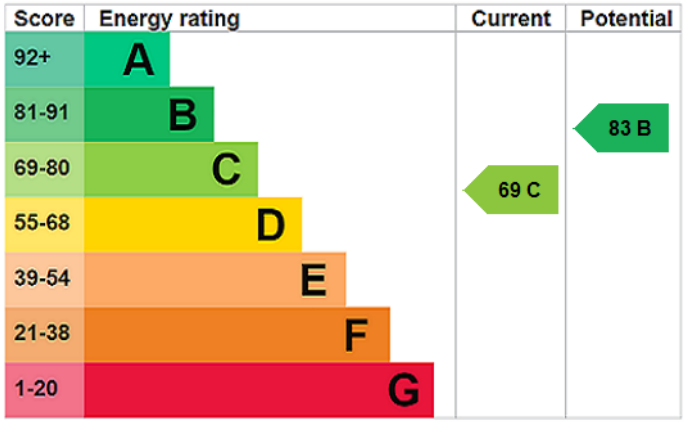






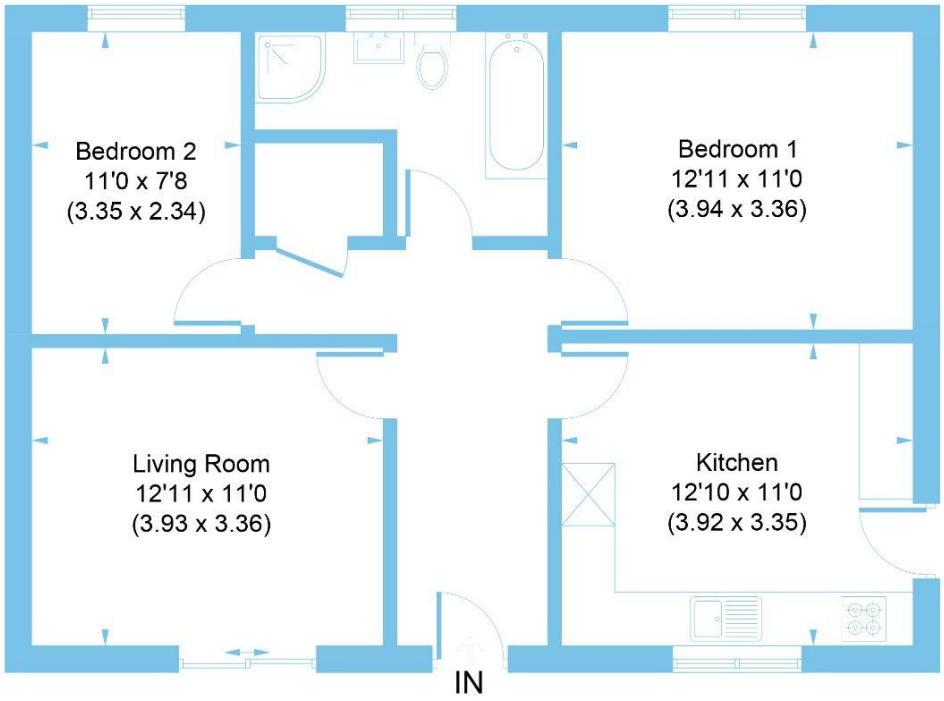






Apple Tree Barn, Little Fenton, Tadcaster, LS25

Approximate Area = 68.8 sq m / 740 sq ft



Ground Floor

Illustration for identification purposes only, measurements are approximate,
Pursuant to RICS property measurement standards
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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.