



22 Weyland Road, Sherburn In Elmet, Leeds, LS25 6QT

Video Tour | Beautifully Presented End Terrace Property | Three Bedrooms | Off Street Parking | Modern Kitchen With Island | Popular Village Location | Viewing Highly Recommended

- Beautifully Presented End Terrace Property
- Gas Central Heating
- Council Tax Band - C
- Popular Village Location
- Three Bedrooms
- Freehold Property with a Leasehold
- Modern Kitchen Diner
- Off Street Parking
- EPC Rating - B
- Ideal For First Time Buyer

Asking Price £260,000

Jigsaw Move are pleased to present this well-presented end terrace house nestled on Weyland Road in the charming village of Sherburn In Elmet. The property offers a delightful living experience for first-time buyers and families alike. Built in 2021, the property boasts a modern design and a generous living space of 873.8 square feet.

Upon entering, you are welcomed into a spacious lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which features a stylish island at its centre, making it a delightful space for culinary creations and family gatherings and boasting an integrated fridge/freezer, oven and dishwasher. The kitchen is further enhanced by patio doors that lead directly to the rear garden, seamlessly connecting indoor and outdoor living.

The home boasts three spacious bedrooms, providing ample space for relaxation and privacy. With a family bathroom and downstairs wc, morning routines will be a breeze, adding to the convenience of daily life. The loft is also half boarded for extra storage.

Parking is a breeze with space available for two vehicles, a valuable feature in today's busy world. The freehold status, combined with a leasehold of 125 years (with approximately 121 years remaining and no charges), provides peace of mind for future ownership.

This property is situated within the popular village location of Sherburn-in-Elmet. Sherburn-in-Elmet hosts a range of local amenities including; good local schools, shops and transport amenities including train stations which is ideal when commuting to Leeds, York and Hull as it is close to all major networks. Nearby access to the M1/A1 link road are also close by, ideal for the commuter who is looking to travel further afield.

This home is not just a place to live; it is a lifestyle choice, combining modern comforts with the charm of village life. Whether you are looking to settle down or invest, this property on Weyland Road is a wonderful opportunity not to be missed. We invite you to explore this lovely home further and envision the possibilities it holds for you and your family.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 16'2" x 12'6" (4.94m x 3.81m)

Kitchen/Diner 12'6" x 15'10" (3.81m x 4.82m)

WC

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 11'5" x 10'0" (3.47m x 3.04m)

Bedroom Two 15'2" x 6'11" (4.62m x 2.10m)

Bedroom Three 11'7" x 8'8" (3.53m x 2.63m)

Bathroom 12'4" x 5'7" (3.76m x 1.70m)

EXTERNAL

ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

For further information, please contact our branch:

01757 241123

info@jigsawmove.co.uk



COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.

MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

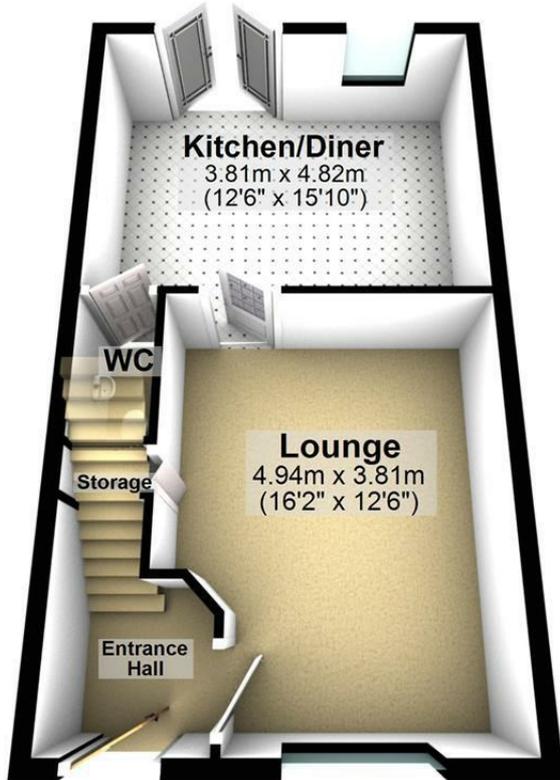
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



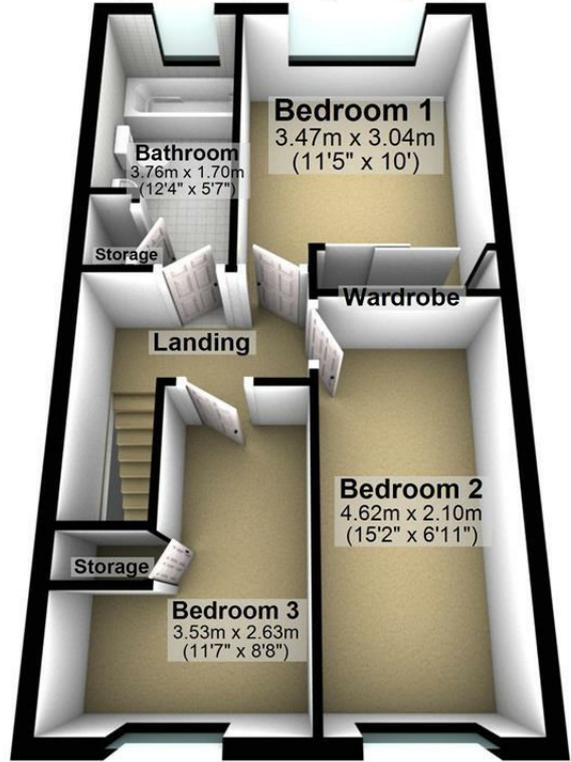
Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 81.2 sq. metres (873.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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