



28 Henry's Mews, Sherburn In Elmet, North Yorkshire, LS25 6PF

Semi-Detached Townhouse | Three Double Bedrooms | No Onward Chain | Garage | Off Street Parking | Master Bedroom With En-Suite | Popular Village Location | Viewing Highly Recommended

- Semi-Detached Townhouse
- Gas Central Heating
- Council Tax Band - C
- Popular Village Location
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking & Garage
- EPC Rating - C
- Master Bedroom With En-Suite

£250,000

Jigsaw Move are pleased to present semi-detached townhouse nestled in the charming village of Sherburn In Elmet, Henrys Mews. The property is perfect for modern family living that is both spacious and well-appointed. This delightful property spans three well-designed floors, offering ample space and comfort for its residents.

Upon entering, you are greeted by a large lounge that is bathed in natural light, thanks to the patio doors that lead directly into the rear garden. This inviting space is perfect for both relaxation and entertaining. The ground floor also features a well-equipped kitchen and a convenient WC, ensuring that everyday living is both comfortable and practical.

As you ascend to the first floor, you will find two generously sized double bedrooms, accompanied by a family bathroom that caters to the needs of the household. The layout is thoughtfully designed to provide privacy and comfort for family members or guests.

The top floor is dedicated to the master bedroom, which comes complete with an en-suite shower room, offering a private retreat for the homeowner. This layout not only maximises space but also enhances the overall living experience.

Outside, the rear garden features a small patio area, ideal for al fresco dining or enjoying a morning coffee, while the remainder of the garden is laid to grass, providing a perfect space for children to play or for gardening enthusiasts to cultivate their green thumbs.

The property benefits from off-street parking for two vehicles, along with a detached garage, offering ample storage and convenience. With no onward chain, this home is ready for you to move in and make it your own without delay.

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.

With its peaceful location and modern amenities, this townhouse is an excellent choice for families or professionals seeking a serene lifestyle while remaining well-connected to local amenities and transport links. Don't miss the opportunity to make this delightful property your new home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 11'3" x 16'2" (3.43m x 4.93m)

Kitchen 8'10" x 9'9" (2.69m x 2.97m)

WC 3'0" x 6'4" (0.91m x 1.94m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom Two 12'3" x 9'8" (3.74m x 2.95m)

Bedroom Three 11'6" x 9'8" (3.50m x 2.95m)

Bathroom 8'6" x 6'4" (2.58m x 1.92m)

SECOND FLOOR ACCOMMODATION

Landing

Bedroom One 17'2" x 13'0" (5.23m x 3.96m)

En-suite Shower Room 5'11" x 8'11" (1.80m x 2.71m)

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

Water supply – mains

Sewerage – mains

Heating – Gas Central Heating

Broadband – FTTP (fibre to the premises)

Mobile signal/coverage is good in this area

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.

UTILITIES MATERIAL INFORMATION

Electricity supply – mains

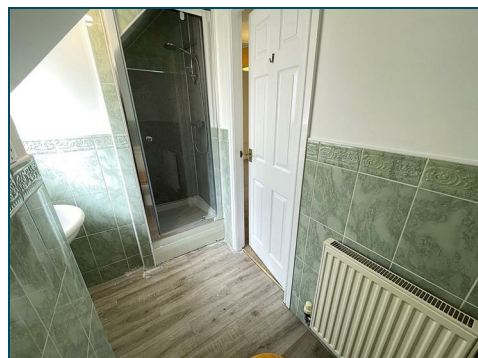
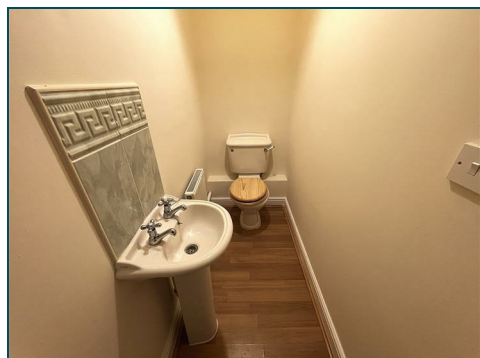
Water supply – mains

Sewerage – mains

Heating – Gas Central Heating, Electric central or room heating

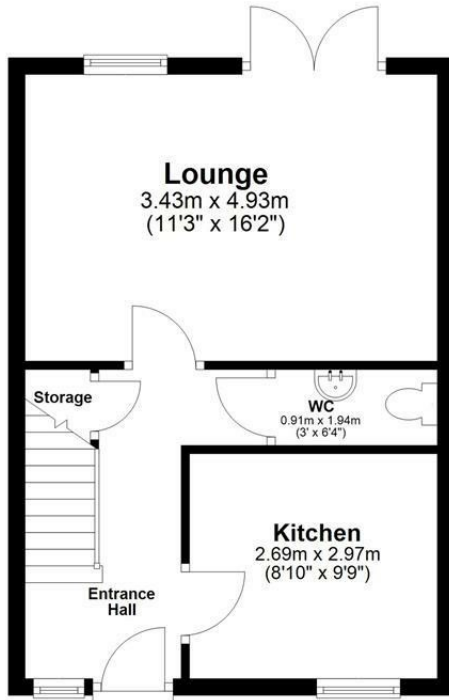
Broadband – FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal/coverage is good in this area



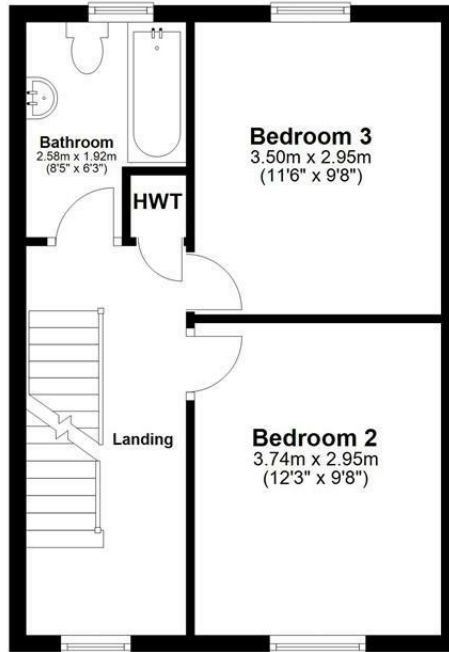
Ground Floor

Approx. 35.7 sq. metres (383.9 sq. feet)



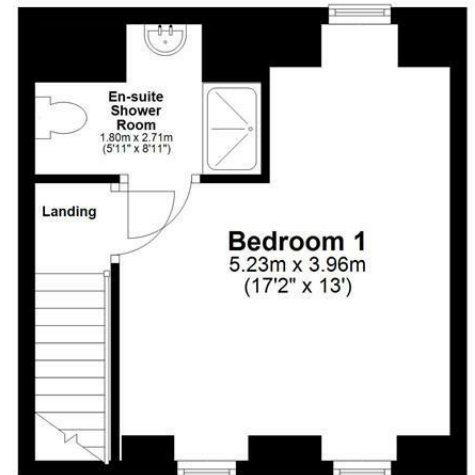
First Floor

Approx. 36.5 sq. metres (392.4 sq. feet)



Second Floor

Approx. 26.0 sq. metres (279.5 sq. feet)



Total area: approx. 98.1 sq. metres (1055.8 sq. feet)

