



Sherburn Square | | LS14 5DB

£165,000

Three bedroom mid terrace | Council Tax Band A | EPC Rating C

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CLOSE TO AMENITIES. EXCELLENT TRANSPORT LINKS. WELL PRESENTED.

A lovely terraced house, conveniently located with easy access to public transport links and local amenities. The impressive property boasts a well-designed layout that is both practical and comfortable, creating an enviable living environment.

The residence features three generously sized bedrooms, providing ample space for a growing family or professionals seeking room to work from home. The property offers one well-appointed shower room, ensuring sufficient facilities for residents and guests alike.

The house further benefits from a kitchen, offering plenty of storage and workspace to cater to your culinary needs. The kitchen is complemented by the inclusion of two reception rooms, which can be utilised as separate dining and living areas.

Being for sale, this terraced house presents potential buyers with a fantastic opportunity to acquire a property that offers the convenience of city living, coupled with the comfort and spaciousness of a well-designed interior layout.

An inspection is highly recommended to fully appreciate the potential and versatility this property offers. Don't miss out on the chance to make this splendid house your new home.

Ground Floor

Hall

PVCu double glazed entrance door, radiator, cupboard, stairs to first floor, doors to WC, lounge and recess to kitchen.

WC

PVCu double glazed frosted window, wash hand basin, low flush WC and store area with meters.

Kitchen 3.05m x 3.20m (10'0" x 10'6")

Fitted with a range of base units with worktop space over and drawers, stainless steel sink with single drainer and mixer tap with tiled splashbacks, plumbing for washing machine, built-in electric oven, built-in four ring electric hob, space for fridge freezer, PVCu double glazed window to rear, double glazed rear door, tiled floor and door recess to dining room.

Lounge 3.89m x 3.43m (12'9" x 11'3")

PVCu glazed window to front, radiator and coving to ceiling.

Dining Room 2.74m x 3.35m (9'0" x 11'0")

PVCu double glazed window to rear aspect, radiator and tiled flooring.

First Floor

Landing

Loft hatch, cupboard and doors to rooms.

Bedroom 1 4.01m x 2.87m (13'2" x 9'5")

PVCu double glazed window to rear, double doors to wardrobe and radiator.

Bedroom 2 3.05m x 3.02m (10'0" x 9'11")

PVCu double glazed window to front aspect, radiator and cupboard housing updated boiler.

Bedroom 3 2.62m x 3.07m (8'7" x 10'1")

PVCu double glazed window to rear, double doors to wardrobe and radiator.

Shower Room

Part tiled with wetroom setup, shower, low flush WC and wash hand basin. PVCu double glazed frosted window and radiator.

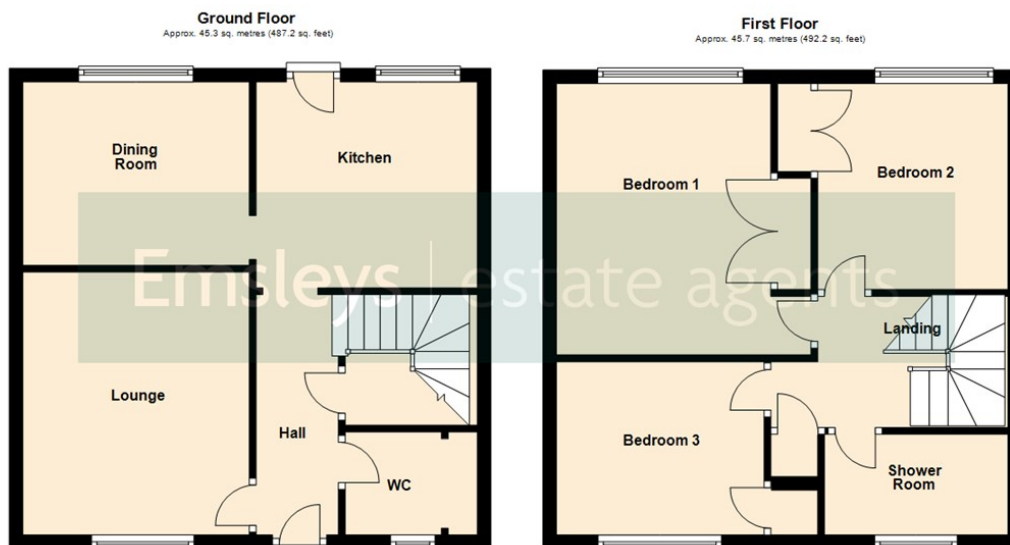
Exterior

To the front is an enclosed plum slate garden with wrought iron fence. The rear is well enclosed with concrete panel shed, decked patio and seating area with artificial grass.

Agents Note

Please note that this property is of non-standard construction and known as a Lindsey Parkinson Cross Wall property. Please inform your mortgage arranger and/or mortgage lender accordingly.





Total area: approx. 91.0 sq. metres (979.4 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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