



Park Avenue | Sherburn In Elmet | LS25 6EF

£290,000

Three bedroom detached | Council Tax Band D | EPC Rating D

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*****LARGE FAMILY HOME. VACANT POSSESSION & NO CHAIN. LOTS OF POTENTIAL. SUPERB PLOT.*****

A perfect opportunity for someone looking for a project. While the property is in a condition that needs modernising, it offers excellent potential and is endowed with PVCu double glazing and gas central heating.

The house comprises three spacious bedrooms, a bathroom, and two reception rooms, providing ample living space for a family or individuals alike. The property also features a well-proportioned kitchen/dining area, primed for a makeover that suits your personal style and needs, plus a ground floor WC with entrance porch.

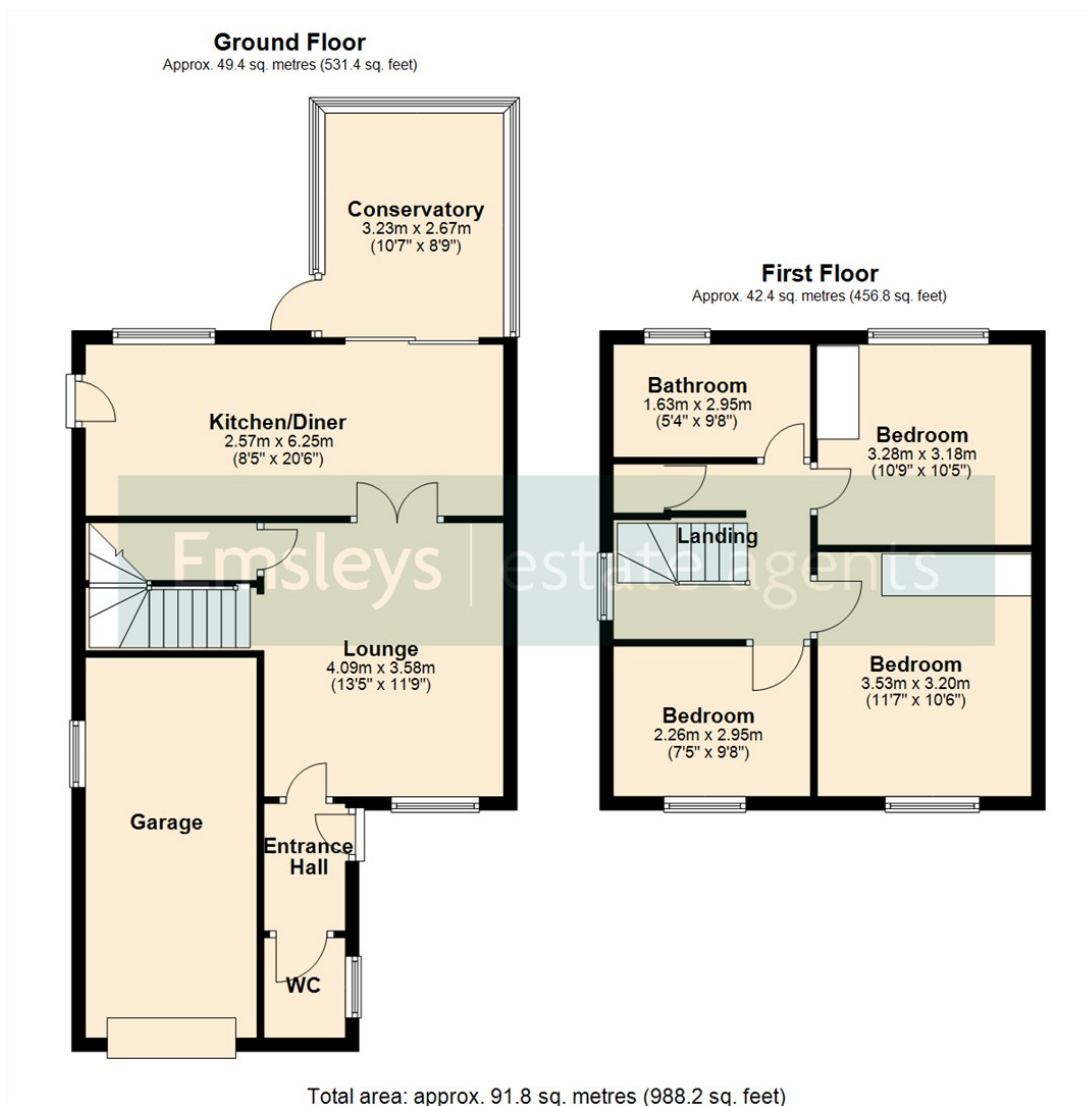
One of the key selling points of this house is its location. Nestled in a sought-after area, the property is ideally placed near excellent public transport links, local amenities, and reputable schools. This location presents a perfect balance of convenience and tranquillity, offering a quality of life that is hard to beat.

Externally, the house boasts a garden, a single garage, and additional parking space. These unique features add immense value to the property, providing practical solutions for your everyday needs whilst also offering potential for further development.

Although the property requires some refurbishment, it is teeming with potential and promises to be a rewarding investment for the discerning buyer. Its generous space, unique features and prime location make it a truly promising prospect. This house is a blank canvas, waiting for the right buyer to transform it into a dream home.







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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