



Rochester Row | Sherburn In Elmet | LS25 6FZ

£230,000

Three bedroom end terrace | Council Tax Band C | EPC Rating B

Emsleys | estate agents

THREE STOREY. THREE DOUBLE BEDROOMS. WELL PRESENTED THROUGHOUT. CLOSE TO AMENITIES.

Welcome to this immaculate end terraced property, ideal for those seeking a charming home in a vibrant community. This lovely three-storey house boasts three double bedrooms, each providing a peaceful retreat after a long day. The spacious kitchen with dining space is perfect for creating delicious meals and entertaining guests. With a well-maintained interior, this property offers a cosy living space with a reception room for relaxation. The modern bathroom ensures convenience and comfort for all residents.

Situated in a sought-after location with excellent public transport links, local amenities, and a strong community spirit, this home provides a perfect balance of convenience and tranquility.

The unique features of this property include two parking spaces, gas central heating and PVCu double glazing.

Don't miss the opportunity to make this charming terraced house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

Ground Floor

Lounge 4.57m x 3.61m (15'0" x 11'10")

Composite double glazed entrance door. PVCu double-glazed window to the front aspect with double panel central heating radiator, storage cupboard and a door to the inner hall.

Hall

Stairs to the first floor landing, doors to the WC and kitchen/diner.

WC

Push flush WC, pedestal wash hand basin, radiator and an extractor fan.

Kitchen/Diner 2.69m x 3.61m (8'10" x 11'10")

Boasting a range of modern units with complementary worksurfaces and matching upstand. One and a half bowl sink and drainer, integrated double oven, gas hob with extractor, integrated washer dryer, plumbing and space for slimline dishwasher and integrated fridge/freezer. PVCu double-glazed window and French doors to the rear garden. Boiler in wall unit concealed and radiator.

First Floor

Landing

Stairs to the second floor landing, radiator and doors to all rooms.

Bedroom 3.17m x 3.61m (10'5" x 11'10")

Two PVCu double-glazed windows to the front aspect and a radiator.

Bedroom 2.69m x 3.61m (8'10" x 11'10")

PVCu double-glazed window to the rear aspect and a radiator.

Bathroom 2.41m x 1.68m (7'11" x 5'6")

Comprising; a straight panelled bath with screen and shower mixer over, pedestal wash hand basin, push flush WC, radiator and an extractor with PVCu double glazed frosted window.

Second Floor

Landing

Storage cupboard and a door to the bedroom.

Bedroom 6.35m x 2.54m (20'10" x 8'4")

Three skylights, radiator and a door to a storage cupboard.

Exterior

To the front is parking for two cars to a tarmacadam drive. The rear is well enclosed with a fenced boundary, lawn with a flagged patio and decked patio.

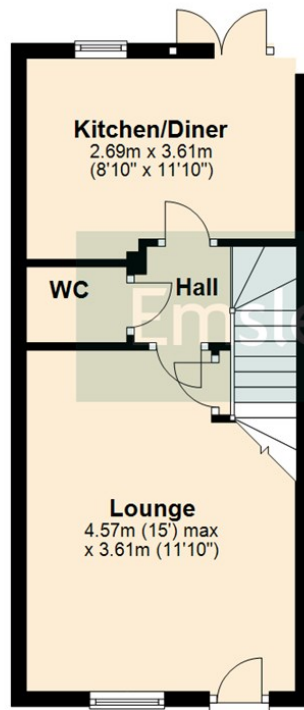
Agents Notes

There is a management charge on the estate which is payable costing £158.86 per annum and reviewed yearly. Please confirm this with your solicitor.



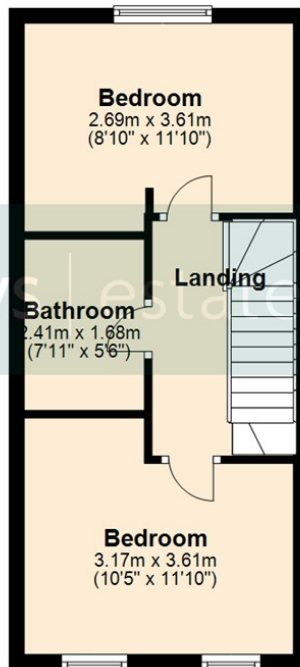
Ground Floor

Approx. 30.6 sq. metres (329.3 sq. feet)



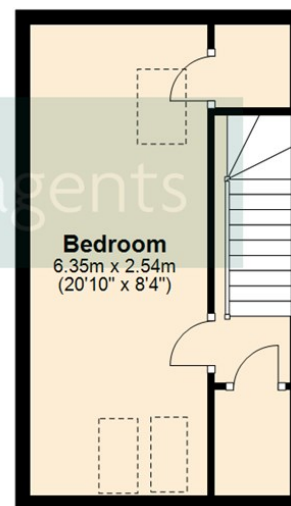
First Floor

Approx. 30.1 sq. metres (324.4 sq. feet)



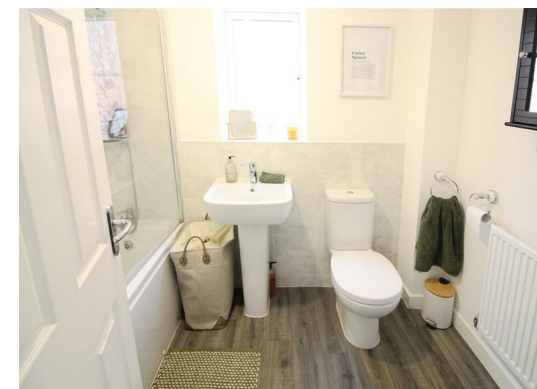
Second Floor

Approx. 23.1 sq. metres (248.2 sq. feet)



Total area: approx. 83.8 sq. metres (901.9 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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