



Saxon Court | Sherburn In Elmet | LS25 6PR

£250,000

Three bedroom semi-detached | Council Tax Band C | EPC rating C

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*** SOUGHT AFTER LOCATION. WELL PRESENTED THROUGHOUT. CONVENTIONAL LAYOUT OVER THREE FLOORS.***

A splendid home, situated in a sought-after location, offering a perfect blend of comfortable living and convenience, with nearby schools and local amenities readily accessible.

Well presented and in good condition, offering a warm and welcoming ambiance ready for immediate move-in. The property's layout is well thought out, providing a pleasant flow from room to room. The residence boasts of three well-sized bedrooms and two bathrooms (one en-suite shower), which cater to the needs of a modern family.

The property also features a kitchen/diner, a crucial area for family gatherings and culinary enjoyment. In addition, the house offers a reception room, which serves as the heart of the house, providing an area for relaxation and socialisation.

What sets this property apart are its unique features. The house comes with parking space, a necessity for most and furthermore, the property includes a single detached garage, offering additional storage space or an extra parking slot.

The location of the house is one of its strongest selling points. Placed near schools, it reduces commute time for families with school-age children. The proximity to local amenities also ensures that everything you need is within arm's reach.

This semi-detached house is a valuable asset, combining location, comfort and practicality. It offers potential buyers a chance to secure a property in a desirable location with excellent features. This could be your dream home. Don't miss this opportunity.

Ground Floor

Hall

Having a front entrance door. Central heating radiator and an under stairs cupboard with plumbing for a washing machine. PVCu double glazed window to side aspect and doors to rooms.

WC

Having a push flush WC, corner wash hand basin and central heating radiator.

Kitchen/Diner 4.32m x 2.34m (14'2" x 7'8")

Having a modern range of wall, base units and drawers with laminate worktops. One and half bowl sink and drainer with a mixer tap, integrated gas hob, oven, microwave, dishwasher, fridge and freezer. PVCu double-glazed window to the front aspect with a radiator beneath and downlighters to ceiling with an extractor fan.

Lounge 3.00m x 4.52m (9'10" x 14'10")

Enjoying views to the rear garden and light from the double patio doors and central heating radiator.

First Floor

Landing

Having a PVCu double-glazed window to the front and side providing natural light and having a central heating radiator and cylinder cupboard. Doors to all rooms and stairs to the second floor.

Bedroom 4.22m x 2.41m (13'10" x 7'11")

Having a PVCu double-glazed window to the rear and a central heating radiator.

Bedroom 3.63m x 2.41m (11'11" x 7'11")

Having a PVCu double-glazed window to the front and a central heating radiator.

Bathroom 2.49m x 1.87m (8'2" x 6'2")

Having a white suite comprising; a panelled bath with shower above, screen and a fitted side panel, half pedestal wash hand basin and push flush WC. Tiled over bath, shaver point, chrome heated towel rail, a cupboard housing the central heating boiler and a PVCu double-glazed window. Extractor and downlighters to ceiling.

Second Floor

Landing

Door to:

Bedroom 5.78m x 3.44m (19'0" x 11'3")

Having a PVCu double-glazed dormer window to the front and a double-glazed skylight to the rear. Two central heating radiators and access to the en-suite.

En-suite 1.91m x 1.60m (6'3" x 5'3")

Comprising a shower enclosure, half pedestal wash hand basin and push flush WC. Skylight double glazed window, chrome central heated towel warmer and extractor with downlighters to ceiling.

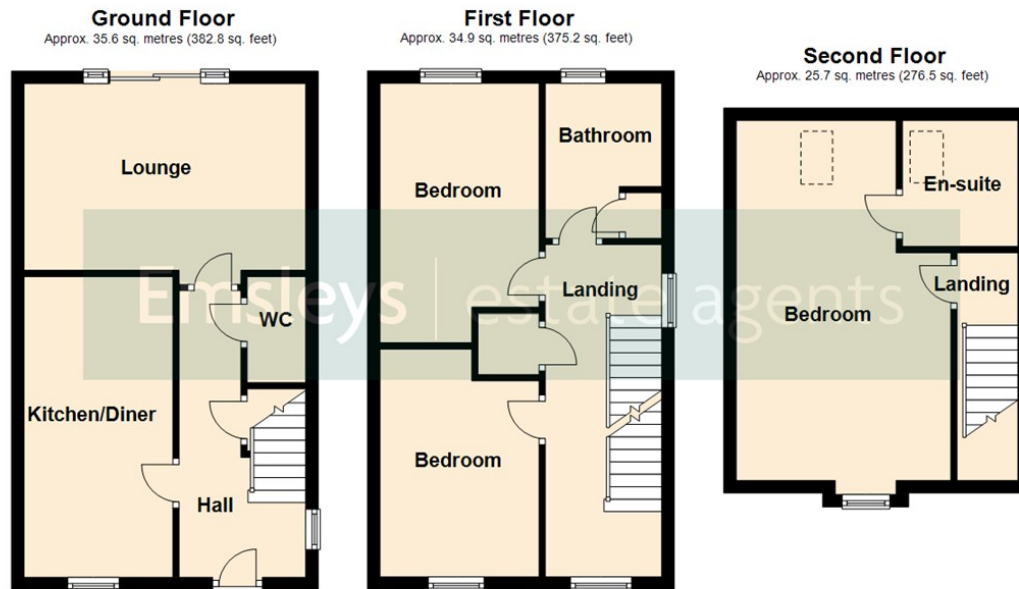
Exterior

To the front is an open lawn with a tarmac drive accessing the single detached garage. The rear garden is well enclosed with a flagged patio, lawn and further corner patio to the rear boundary.

Agents Notes

There is an estate management charge which is reviewed annually and is £186.80 per annum to be confirmed via your solicitor.





Total area: approx. 96.1 sq. metres (1034.5 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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