



Pasture Fold | Sherburn In Elmet | LS25 6NU

£260,000

Three bedroom semi-detached | Council Tax Band D | EPC Rating C

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TUCKED AWAY POSITION. VACANT POSSESSION & NO CHAIN. PRIVATE DRIVEWAY. WELL PRESENTED.

We are delighted to present this charming three storey semi-detached in good condition, ready for its next owners to make it their own. With three spacious bedrooms and two bathrooms (one en-suite shower), this home affords ample living space for a family or professionals alike.

The heart of the home is undoubtedly the generous kitchen/diner. A space designed for passionate home cooks and casual entertainers alike, it serves as a natural gathering point. Also to the first floor you will find a dedicated reception room, a perfect setting for cosy evenings or entertaining guests.

One of the standout features of this property is its sought-after location. Conveniently situated with excellent public transport links, the property ensures easy commutes and quick access to the wider area. Families will appreciate the proximity to reputable local schools, making school runs a breeze. Local amenities are also just a short stroll away, adding to the convenience of this location.

The property also boasts several unique features that elevate it above the standard. A single integral garage provides secure parking, a much sought-after feature in any urban location. The property also benefits from a low maintenance enclosed garden, a perfect outdoor space for those who enjoy gardening or simply relaxing outdoors.

This semi-detached home offers a blend of comfort, convenience, and practicality. Whether you're a first-time buyer or looking to upgrade, this property could be the perfect fit for you. Its location, features, and good condition make it a must-see on your property viewing list.

Ground Floor

Hall

Entrance door, tiled flooring, cloakroom, radiator, stairs to first floor, door to kitchen/diner and WC.

WC

Push flush WC, pedestal wash hand basin, radiator and tiled flooring with extractor fan.

Kitchen/Diner 4.93m x 4.83m (16'2" x 15'10")

Having a range of wall and base units with coordinating worksurfaces and splashback tiling. Stainless steel one and half sink and drainer, integrated gas hob, electric

oven, extractor over, fridge and freezer. Plumbing for washing machine, downlighters to ceiling, PVCu double glazed window to rear, coving to ceiling, tiled floor to dining area, two radiators and two PVCu double glazed windows to rear with double glazed entrance door.

First Floor

Landing

Stairs to second floor, doors to rooms.

Lounge 3.78m x 4.83m (12'5" x 15'10")

Two PVCu double glazed windows to front aspect and two radiators with coving to ceiling.

Bedroom 3.48m x 2.57m (11'5" x 8'5")

Fitted wardrobes, PVCu double glazed window to rear aspect and radiator.

Bathroom 1.91m x 2.08m (6'3" x 6'10")

Half tiled walls, straight panelled bath, pedestal wash hand basin, push flush WC, radiator, extractor fan, downlighters to ceiling, shaver point and PVCu double glazed frosted window.

Second Floor

Landing

Velux window and doors to bedrooms.

Bedroom 3.67m x 3.61m (12'0" x 11'10")

Fitted wardrobes, PVCu double glazed window to front aspect and radiator, large storage cupboard and door to en-suite.

En-suite

Shower enclosure, pedestal wash hand basin, push flush WC, radiator, extractor fan and downlighter.

Bedroom 2.54m x 2.62m (8'4" x 8'7")

Velux window and radiator.

Exterior

To the front is a tarmac drive accessing a single integral garage. The rear garden is well enclosed, low maintenance with artificial grass, pebbles, flagging and decked patio.





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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