



Highfield Villas | Sherburn In Elmet | LS25 6AJ

£190,000

Three bedroom semi-detached | Council Tax Band A | EPC Rating TBC

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**\*\*\*SUPERB GARDENS. LARGE FAMILY HOME. SOUGHT AFTER LOCATION. IDEAL FIRST TIME BUYER HOME.\*\*\***

A delightful home nestled in a convenient location with excellent public transport links, close proximity to reputable schools, and a host of local amenities. This property boasts a warm and inviting charm that is instantly felt upon entering. It is in good condition and offers a perfect blend of comfort and potential for personalisation to the discerning buyer. The house features a well-proportioned floor plan with three bedrooms, making it an ideal family home. The property also comes with a reception room, offering a cosy space for relaxation and family gatherings. A well presented kitchen/diner ensures a delightful cooking experience and the ground floor updated shower room, which is in keeping with the comfortable and practical living spaces throughout the property.

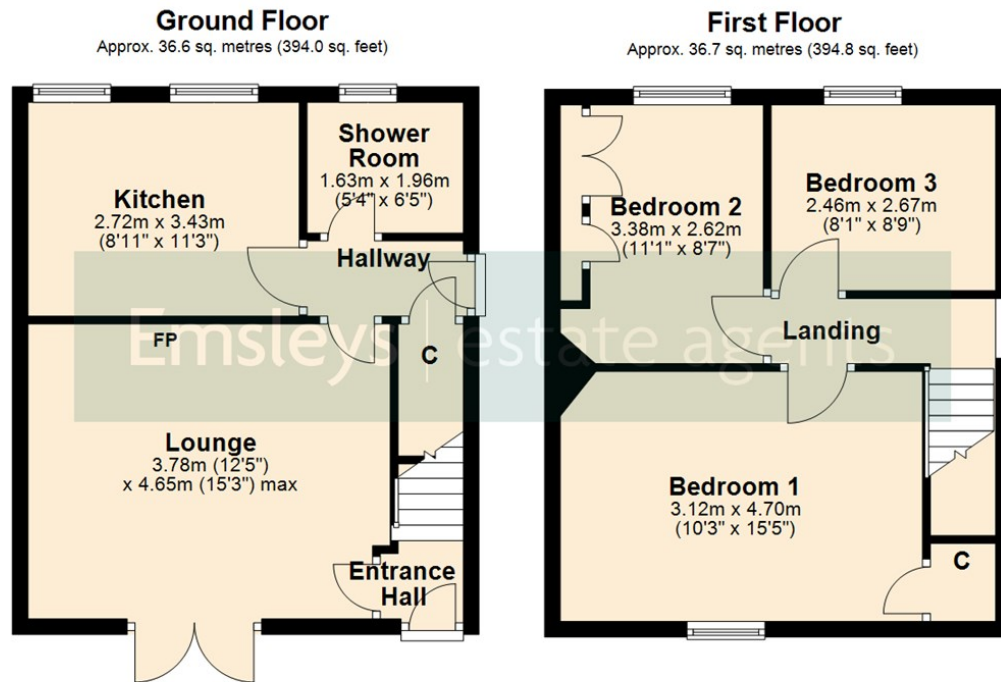
In addition to the interior spaces, the property also surprises with a large garden to front and rear. This outdoor space provides a setting for relaxation, al fresco dining, or simply enjoying the outdoors. It is sure to be a hit those who enjoy gardening or outside space with far reaching views.

This semi-detached house, with its ideal location and good condition, presents a fantastic opportunity for those seeking a family home or an investment property in this area.

To summarise, this is a semi-detached house that offers a perfect balance of comfort, functionality, and location. Its unique features, such as the garden, and its proximity to essential amenities, make it a highly desirable property. A viewing is highly recommended to fully appreciate what is on offer.







Total area: approx. 73.3 sq. metres (788.8 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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