



Low Street | Sherburn In Elmet | LS25 6BA

£140,000

One bedroom end terrace | Council Tax Band A | EPC Rating C

Emsleys | estate agents

***IDEAL TO ACCESS SHERBURN AMENITIES * OPEN-PLAN LIVING * EXCELLENT STARTER HOME * TUCKED AWAY LOCATION. ***

This well presented modern end town house property is set in the popular and desirable village of Sherburn In Elmet. Situated within easy reach of many local amenities including Tesco Express, Aldi and a few local takeaways and cafes plus South Milford train station. The property on offer briefly comprises; an entrance hallway, open-plan kitchen/diner/living area and to the first floor is a good sized double bedroom and bathroom. Call now to arrange your viewing.

Ground Floor

Hall

Cupboard, radiator, PVCu double-glazed window to the side aspect and stairs to the first floor.

Kitchen/Diner/Living 4.34m x 5.13m (14'3" x 16'10")

Having a range of wall and base units with complementary work surfaces and splashback tiling. Stainless steel sink and drainer, integrated oven, hob and concealed extractor. Integrated fridge and freezer, plumbing for a washing machine and down lighters to the kitchen area. A PVCu double-glazed entrance door, an open-plan living area, PVCu double-glazed window to the front aspect, radiator and tile effect flooring.

First Floor

Landing

Ceiling down lighters, radiator, storage cupboard and doors to rooms.

Bedroom 4.32m x 3.22m (14'2" x 10'7")

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

Bathroom

Comprising; a tiled shower cubicle, straight panelled bath, pedestal wash hand basin and a push flush WC. Part tiled walls, tiled flooring, PVCu double-glazed window, chrome heated towel warmer and down lighters to the ceiling.

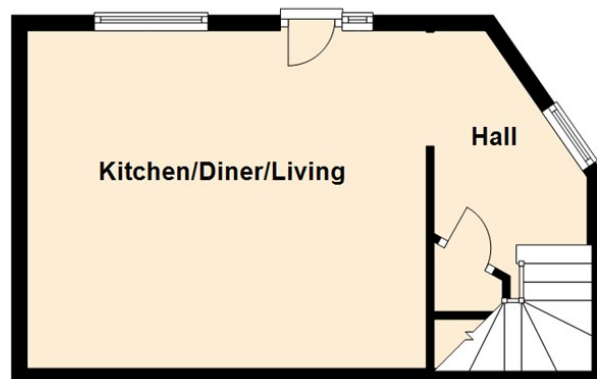
Exterior

Tucked away from Low Street with a parking area assigned to the property that the vendor has made us aware of.



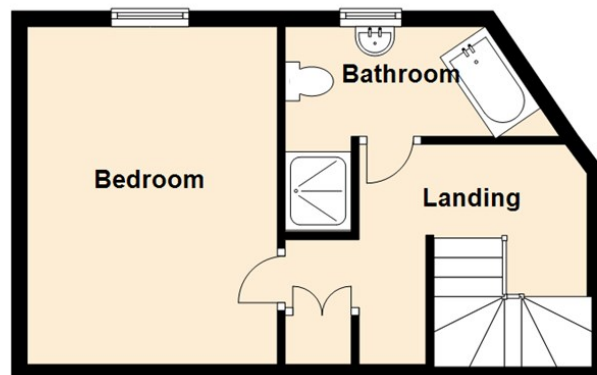
Ground Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



First Floor

Approx. 29.9 sq. metres (322.1 sq. feet)



Total area: approx. 60.0 sq. metres (645.4 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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ

t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents