



Tomlinson Way | Sherburn In Elmet | LS25 6EQ

£270,000

Four bedroom extended semi-detached | Council Tax Band C | EPC Rating C

Emsleys | estate agents

*****IMPRESSIVE LARGE CORNER PLOT. VACANT POSSESSION. NO CHAIN. EXTENDED FAMILY HOME.*****

Tucked away and set on an extensive plot this family home offers an excellent opportunity to add value. Although in need of modernisation, the property offers a wealth of potential and could become a fantastic family home. The property includes four bedrooms and a single bathroom, providing ample living space.

Featuring two reception rooms, ideal for entertaining or relaxing, and a practical kitchen/diner. An additional utility room with a WC adds to the home's convenience, while gas central heating and PVCu double glazing ensure comfort throughout the year.

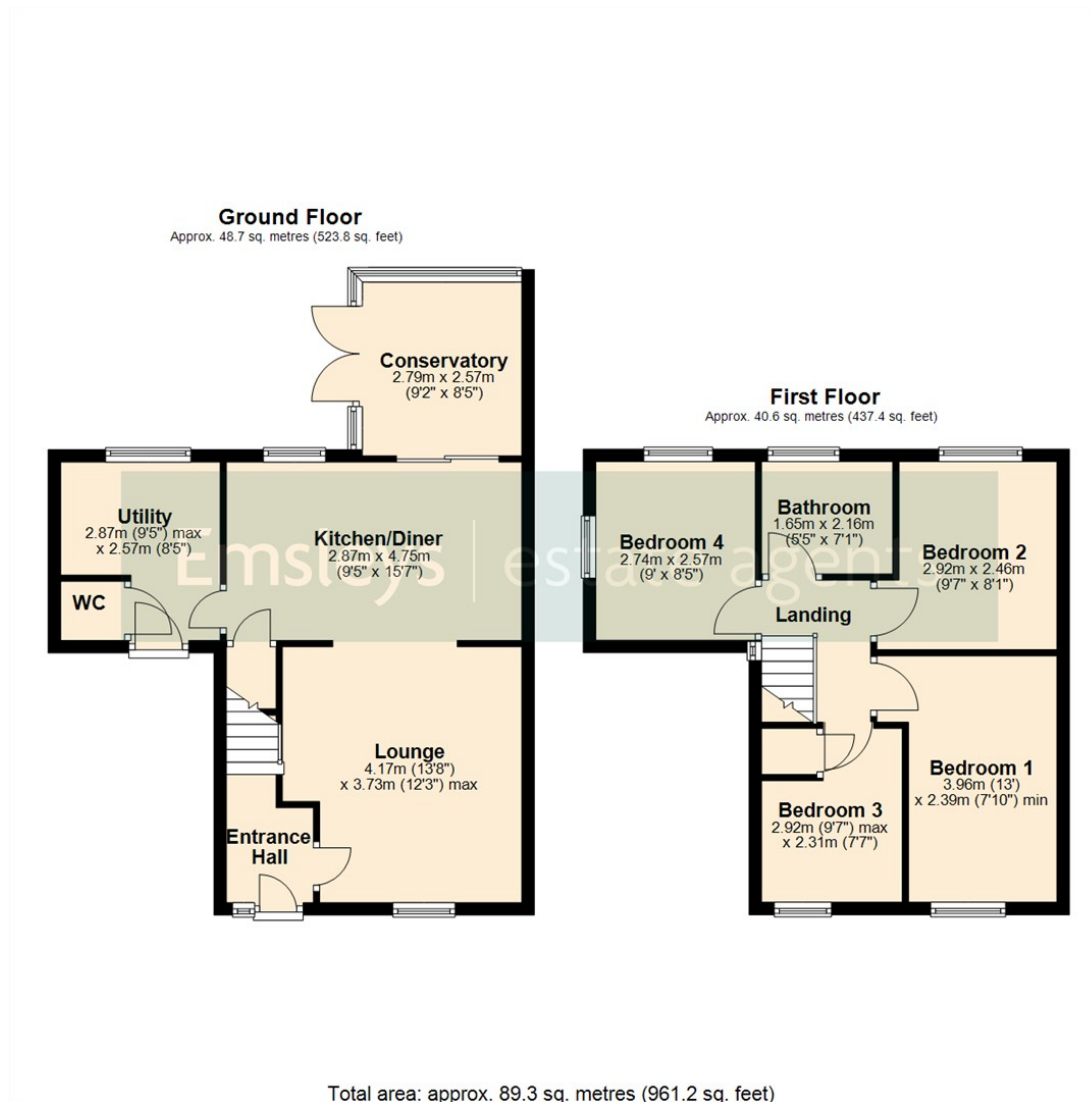
The exterior of the property is equally impressive, boasting unique features such as a garden, parking, solar panels which are owned and generate income currently 71.85p/kWh, and a single garage. The property has also been extended, promising more space for the next owners to enjoy.

Location is a significant advantage of this property. Situated in a sought-after location, it benefits from excellent public transport links, local amenities, and nearby schools. This property is not only a home but a lifestyle choice, offering convenience and a vibrant community atmosphere.

In conclusion, this house is an exciting opportunity for those seeking a project. This property could become a beautiful home with a touch of modernisation and personalisation. Don't miss out on this opportunity to purchase a house with significant potential in a desirable location.







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