



Wolsey Croft | Sherburn In Elmet | LS25 6DP

Guide Price £300,000

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

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RARE OPPORTUNITY. INCREDIBLE LARGE CORNER PLOT. STUNNING THROUGH OUT.

Guide price £300,000 - £310,000.

An immaculate family home perfectly positioned in a sought-after location with convenient access to public transport links, nearby schools, and a host of local amenities. This beautifully presented property offers the ideal blend of contemporary living and comfort, making it an excellent opportunity for any discerning purchaser.

Upon entering, you are welcomed into a spacious and stylish open-plan reception room, which features a charming fireplace that adds a warm and inviting atmosphere, perfect for relaxing evenings or entertaining guests. The property boasts a modern, well-appointed open plan kitchen/diner/family room that caters effortlessly to both family dining and social gatherings. The first floor has three generously sized bedrooms, offering ample space for families or those seeking additional work-from-home options. The house is further enhanced by two modern bathrooms, designed with both functionality and style in mind with a ground floor bathroom and en-suite bathroom off the master bedroom.

Externally, the property benefits from its superb size corner garden, ideal for outdoor activities and al fresco dining in the warmer months. Additional features include a large brick built garage and dedicated parking, providing both convenience and security.

The home is fitted with PVCu double glazing and efficient gas central heating, ensuring year-round comfort and excellent energy performance. Located in a highly desirable area, this property not only benefits from a peaceful setting but also from its proximity to key amenities and transport links. This wonderful semi-detached house presents an outstanding opportunity for those seeking a high-quality, move-in-ready home. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.







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

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