



Highfield Villas | Sherburn in Elmet | LS25 6AJ

£185,000

Three bedroom terrace | Council Tax Band A | EPC Rating D

Emsleys | estate agents

***VACANT POSSESSION & NO CHAIN. CLOSE TO AMENITIES. LARGE GARDEN.
NEWLY CARPETED.***

A well presented family home set in a sought-after location with superb access to public transport links, nearby schools, and a variety of local amenities. This property epitomises comfortable and convenient family living, presenting a fantastic opportunity for homeowners and investors alike.

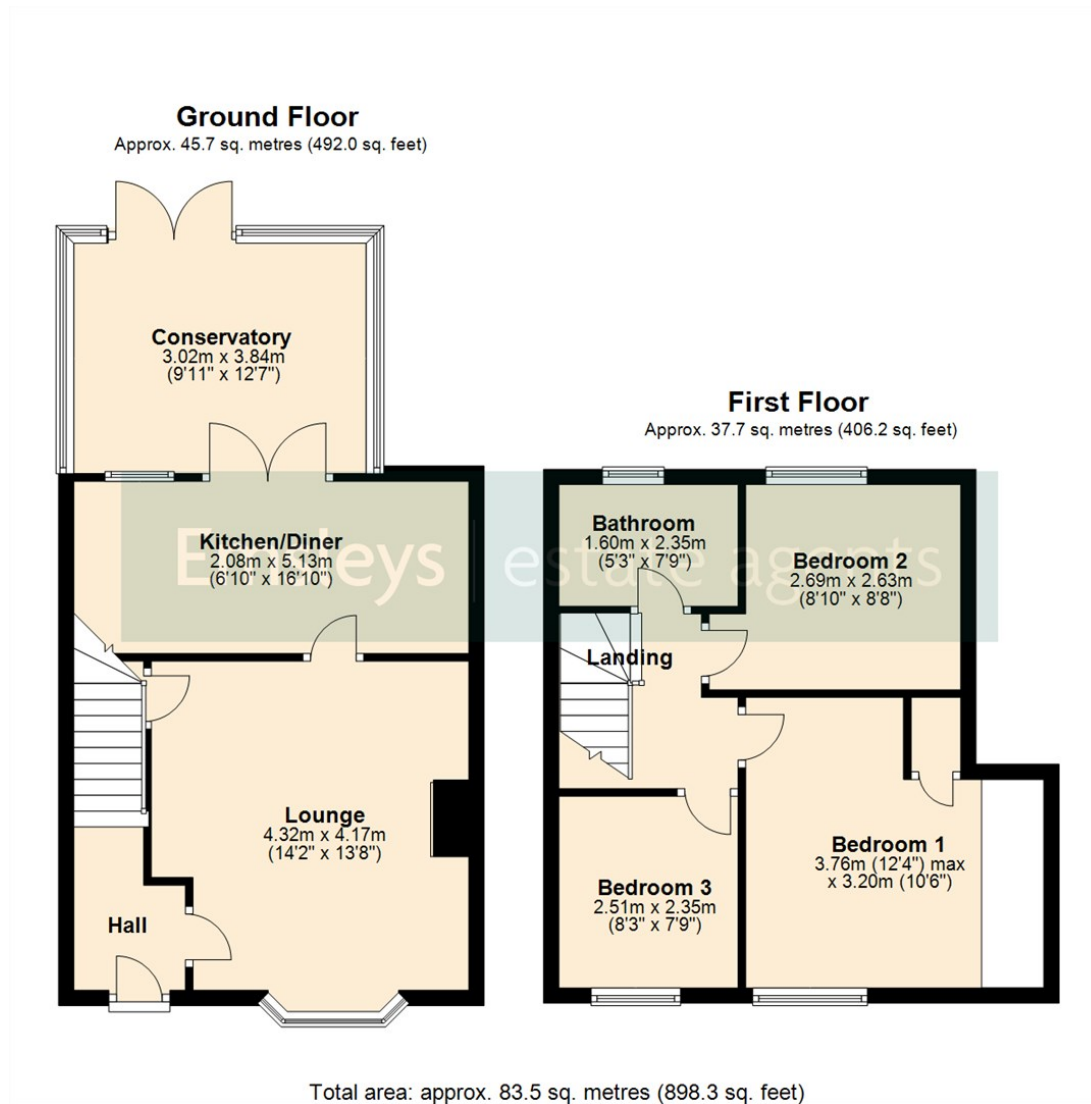
Arranged over two floors, the house is in good condition and boasts three well-proportioned bedrooms, ideal for a growing family or for those in need of additional space. There are two generous reception rooms, one the main lounge and the other a conservatory off the kitchen/diner perfect for both relaxing and entertaining guests. The kitchen/diner is designed to cater to daily family needs and presents a practical layout. The property features one bathroom, fitted for modern lifestyles. Having gas central heating and PVCu double glazing, the home ensures comfort in all seasons. Additionally, there is valuable off-road parking, provided via a hard standing area to the front offering convenience.

To the rear, you will find a large garden which provides a perfect space and potential for outdoor activities or alfresco dining during the warmer months. The garden also offers an excellent environment for children and pets to play safely.

Set within a popular neighbourhood, this property is just a short stroll to essential amenities and reputable schools, making it perfect for families seeking quality living in a vibrant and well-connected community. Early viewing is highly recommended to appreciate all that this delightful terraced house 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

Emsleys | estate agents