



North Drive | Sherburn In Elmet | LS25 6BZ

£110,000

Two bedroom first floor apartment | Council Tax Band A | EPC Rating D

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\*\*\*SUPERBLY PRESENTED. IDEAL FIRST TIME BUYER OPPORTUNITY. CLOSE TO AMENITIES.\*\*\*

A beautifully presented first floor maisonette flat offered for sale. The property offers an exceptional standard of living with its well-designed layout and high-quality finish and is a testament to tasteful and modern living, having been maintained to an impeccable standard.

The property boasts two spacious bedrooms, providing ample space for relaxation and privacy. The single bathroom is well-appointed with a separate shower and bath, further enhancing the comfort of this home. The flat also features a single, tastefully decorated reception room, which is perfect for entertaining guests or enjoying quiet evenings at home.

The kitchen is another notable feature of this property, offering a convenient and modern space for culinary endeavors with dining space. Having gas central heating with new boiler replacement in 2024.

One of the unique features of this flat is the inclusion of parking, an amenity that is highly sought after in today's market. Additionally, the property boasts an enclosed large corner garden, offering space along with the front garden, also enclosed in front of the access.

The location is another significant advantage of this property. With excellent public transport links and local amenities close by, residents will find everything they need within easy reach.

This immaculate flat truly stands out in the market with its combination of modern features, unique amenities, and prime location. It is a property that offers a lifestyle of comfort, convenience, and quality. Call now to arrange your viewing.

### Entrance Hall

Entrance door with stairs to first floor, tiled floor to entrance.

### Hallway

PVCu double glazed window to the side aspect, laminate flooring, doors to rooms and radiator.

### Kitchen/Diner 2.77m x 4.80m (9'1" x 15'9")

Having a range of wall and base units with drawers, laminate worksurfaces and matching upstand with splashback tiling. Two PVCu double glazed windows to

rear, double panel central heating radiator, plumbing for washing machine, space for fridge freezer with point for cooker included in the sale with extractor over.

### Lounge 3.63m x 4.58m (11'11" x 15'0")

Having a living flame pebble effect gas fire, PVCu double glazed window to front aspect, radiator, cupboard housing boiler and coving to ceiling.

### Bedroom 1 3.66m x 3.33m (12'0" x 10'11")

PVCu double glazed window to front aspect and radiator with coving to ceiling.

### Bedroom 2 3.58m x 2.41m (11'9" x 7'11")

Fitted wardrobes, radiator and PVCu double glazed window to rear aspect.

### Bathroom 2.54m x 1.63m (8'4" x 5'4")

Partly tiled with, tiled floor, comprising a corner bath having shower mixer tap, shower enclosure, push flush WC and pedestal wash hand basin. PVCu double glazed frosted window, coving to ceiling, chrome central heated towel warmer and extractor fan.

### Exterior

Having a large enclosed garden to the front with lawn and shed. There is also a double gated access to the side with parking for one car and further enclosed large corner garden which is lawned.

### Ground Rent

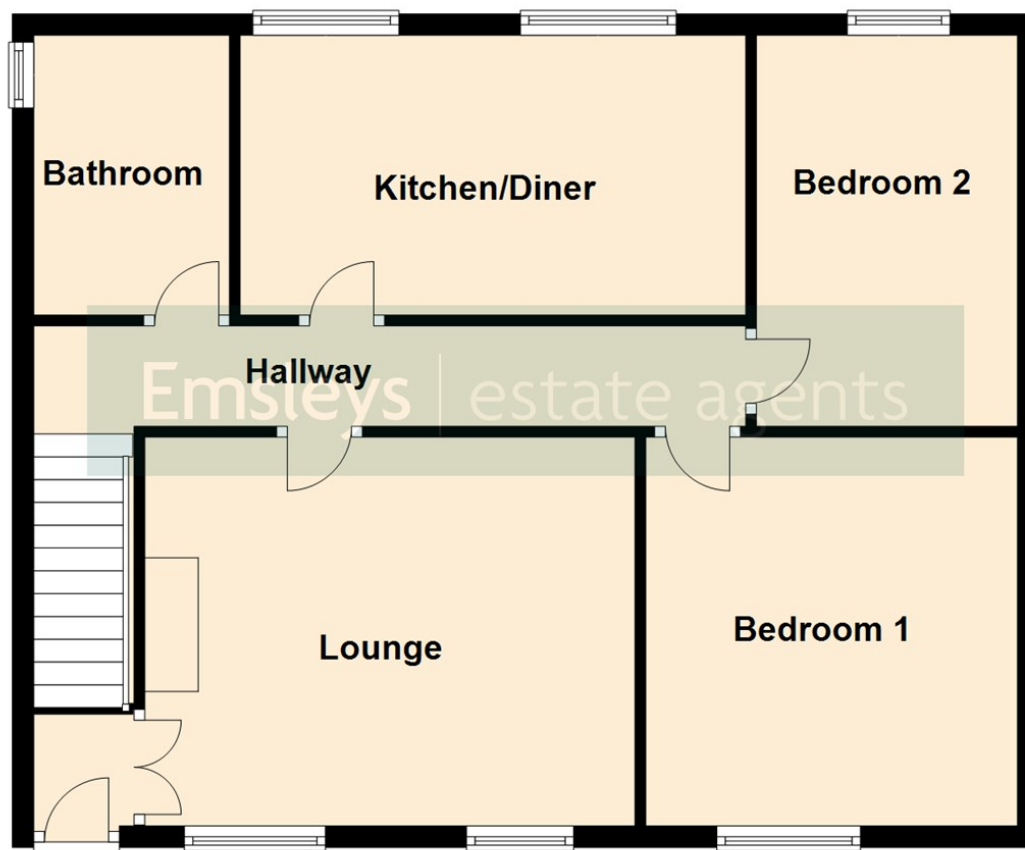
Currently the ground rent and insurance is £64.60 per annum.





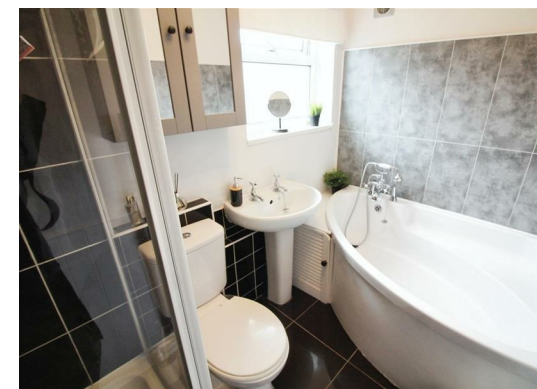
## First Floor

Approx. 53.1 sq. metres (572.0 sq. feet)



Total area: approx. 53.1 sq. metres (572.0 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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