



Brunswick Crescent | Sherburn In Elmet | LS25 6GE £210,000

Two bedroom end terrace | Council Tax Band B | EPC Rating B

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IDEAL FIRST TIME BUYER OPPORTUNITY. CLOSE TO AMENITIES. CONSERVATORY. OPEN PLAN LIVING.

Set in a highly sought-after location complete with excellent public transport links and local amenities, this property boasts the perfect combination of convenience and tranquility.

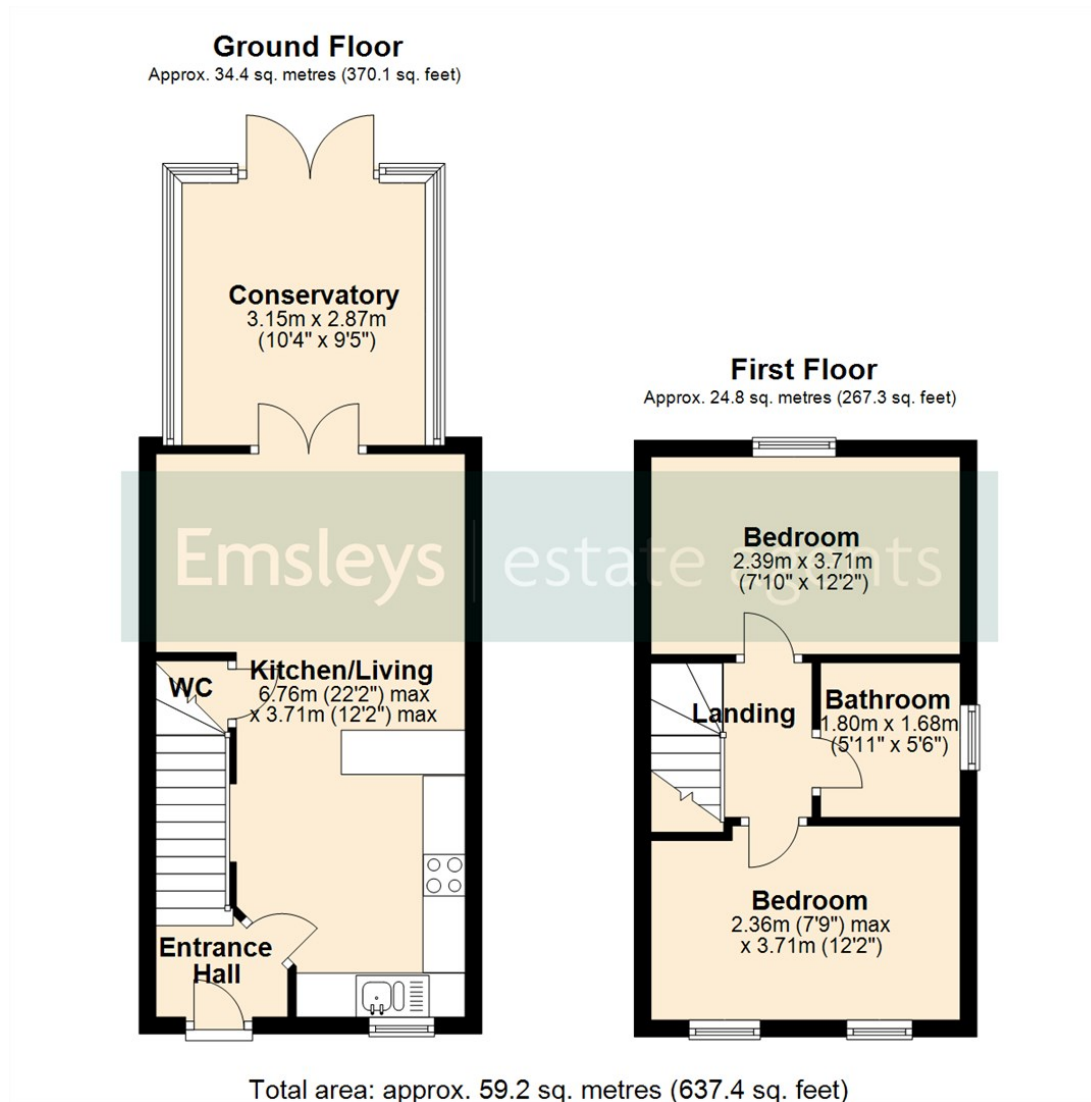
The house itself, in good condition, provides a welcoming atmosphere with a modern touch. Notably, it comprises two reception rooms, ideal for entertaining or relaxing in comfort; a practical kitchen, fully equipped for both enthusiastic home cooks and those with busier lifestyles, ground floor WC; two generously proportioned bedrooms, ensuring ample space for rest and relaxation. It also hosts one bathroom designed to offer an oasis of calm after a long day.

Enhancing the appeal of this property is a range of unique features including open-plan living areas. Embracing a modern architectural design, these spaces are a testament to the careful consideration employed in the planning of the house. They facilitate seamless interaction between the various facets of home life, fostering a sense of unity. The provision of parking will be especially appreciated by commuting residents, while the enclosed garden space offers the ideal spot for nurturing green thumbs or simply enjoying the outdoors.

The property benefits from gas central heating and PVCu double glazing, epitomising comfort and energy efficiency. Please note there is a management charge applicable to the estate, which are expected to be around £110 per annum and reviewed annually. (Please check with your solicitor.) Finally, this property would be especially suited to first-time buyers seeking to start their property journey in a cherished neighbourhood filled with charm and character. Make this your new home today!







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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