



Church Hill | Sherburn In Elmet | LS25 6AX

£165,000

Three bedroom terrace | Council Tax Band B | EPC Rating C

Emsleys | estate agents

IDEAL STARTER HOME * MODERN KITCHEN * UPDATE BOILER * CLOSE TO AMENITIES * IN NEED OF SOME MINOR REPAIRS.

Set within easy reach of Sherburn village and easy access to motorway links is this lovely end terrace. Briefly comprising; lounge, kitchen and a ground floor bathroom with three first floor bedrooms. Having PVCu double-glazing and gas central heating, updated new boiler with a patio garden to the rear and an outhouse. There are some works required that the property could benefit from, but the price is taken into account to allow for these requirements. Call now to arrange your viewing.

Ground Floor

Lounge 3.58m x 4.39m (11'9" x 14'5")

PVCu double-glazed window to the front aspect, radiator, wood flooring and an attractive corner fireplace with an oak sleeper over an exposed recessed brick and stone hearth. PVCu double-glazed entrance door and a door recess to the kitchen.

Kitchen 2.54m x 3.45m (8'4" x 11'4")

Having a range of modern units with wood work surfaces, ceramic sink and drainer with mixer tap, integrated oven and electric hob with a feature exposed brick recess over the hob and down lighters. Plumbing for a washing machine, radiator, continuation of flooring from the lounge and an under stairs cupboard with an oak door, PVCu double-glazed window and door to the rear, downlighters to the ceiling, stairs to the first floor and an oak door to the bathroom.

Bathroom

Fully tiled comprising; a modern straight panelled bath with a shower and bi-fold screen over, push flush WC and vanity housed wash hand basin. Two PVCu double-glazed frosted windows, chrome central heated towel warmer, down lighters to the ceiling and tiled flooring.

First Floor

Landing

PVCu double-glazed window to the side aspect and doors to the bedrooms.

Bedroom 3.58m x 2.64m (11'9" x 8'8")

PVCu double-glazed window to the rear aspect with a radiator beneath and recess to a wardrobe.

Bedroom 4.28m x 2.10m (14'1" x 6'11")

PVCu double-glazed window to the front aspect with a radiator beneath.

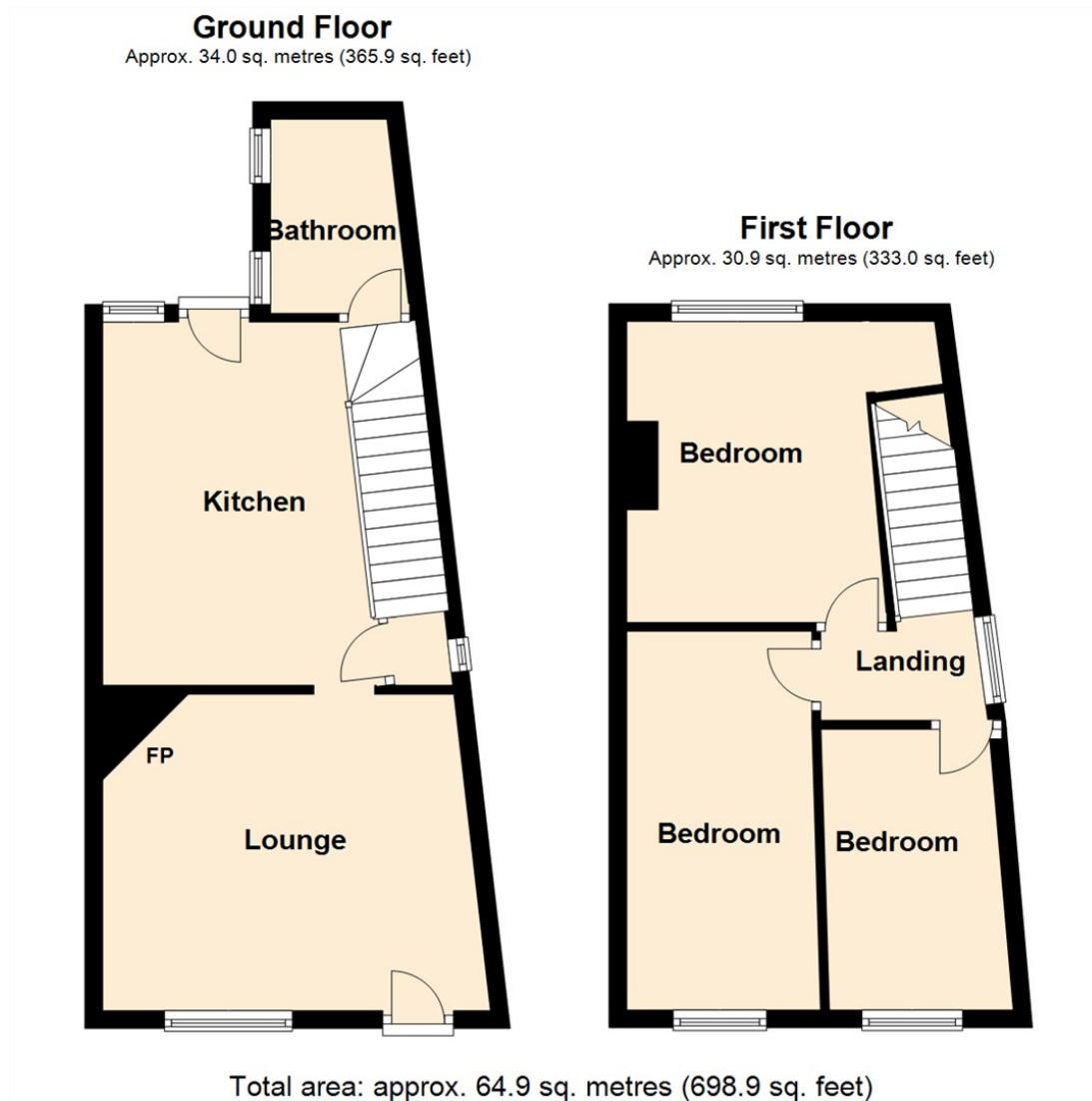
Bedroom 2.00m x 1.90m (6'7" x 6'3")

PVCu double-glazed window to the front aspect with a radiator beneath.

Exterior

The front is on-street with an access to the rear via the attached terrace properties. The rear garden has artificial grass and a concrete patio area and is of a big enough size to enjoy a social BBQ .There is also a brick outbuilding ideal for storage.





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