



Springfield Road | Sherburn In Elmet | LS25 6BT

£170,000

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

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***VACANT POSSESSION & NO CHAIN. IN NEED OF MODERNISATION. CLOSE TO AMENITIES. ***

This three-bedroom semi-detached house is for sale in Sherburn in Elmet, a well-served village within easy reach of Leeds and York. The property offers one large reception room, a kitchen, and a family bathroom, and is noted as being in need of modernisation, providing an opportunity for buyers wishing to update and personalise the accommodation. Having an enclosed garden and drive with a single integral garage.

Sherburn in Elmet benefits from a range of everyday amenities including local shops, cafés, pubs and essential services, with further facilities available in nearby Selby and Garforth. The village has several primary schools and a secondary school within its catchment, making the location practical for families.

Outdoor space is well-catered for locally, with parks and green areas in and around the village, as well as access to surrounding countryside for walking and cycling.

Public transport links are a key advantage of this location. Sherburn-in-Elmet railway station provides services towards York and Hull, while South Milford station, a short distance away, offers routes towards Leeds and Manchester. Typical journey times are around 20–25 minutes to Leeds and approximately 25–30 minutes to York, making commuting by rail a realistic option. Road connections are also convenient, with access to the A1(M) and A63 for travel across the region.

This three-bedroom semi-detached house for sale in Sherburn in Elmet represents a suitable prospect for buyers looking for a home to modernise in a village setting with rail links to major nearby cities.







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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