



Park Avenue | Sherburn In Elmet | LS25 6EF

Chain Free £250,000

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

Emsleys | estate agents

SUPERBLY PRESENTED. NO CHAIN. CLOSE TO AMENITIES. EXTENDED FAMILY HOME.

A delightful semi-detached house which presents an excellent opportunity for families and professionals alike. With its inviting façade and well enclosed side and rear exterior, this property is sure to capture your attention.

Inside, you will find two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is designed to provide both comfort and functionality, making it an ideal space for modern living. The three well-proportioned bedrooms offer ample space for relaxation, ensuring that everyone in the household has their own sanctuary.

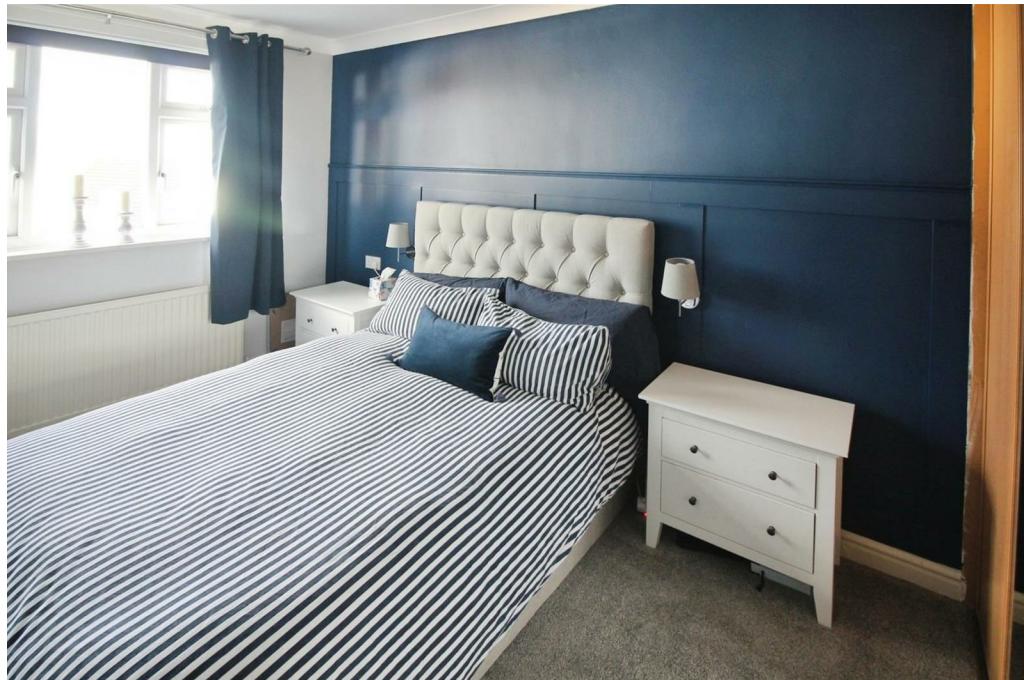
The property features a well-appointed bathroom, catering to the needs of the household with ease. The kitchen is a central hub for family gatherings and culinary adventures, with a rare addition of a ground floor WC.

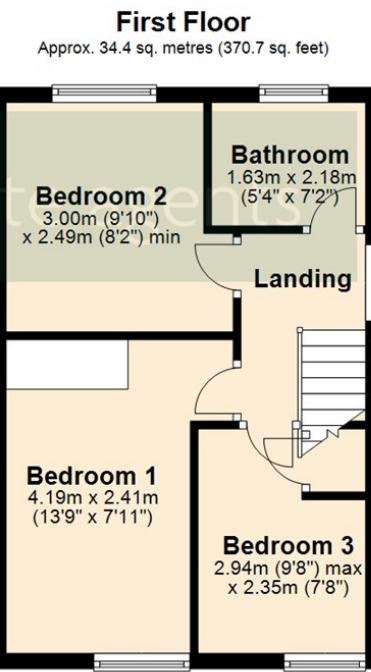
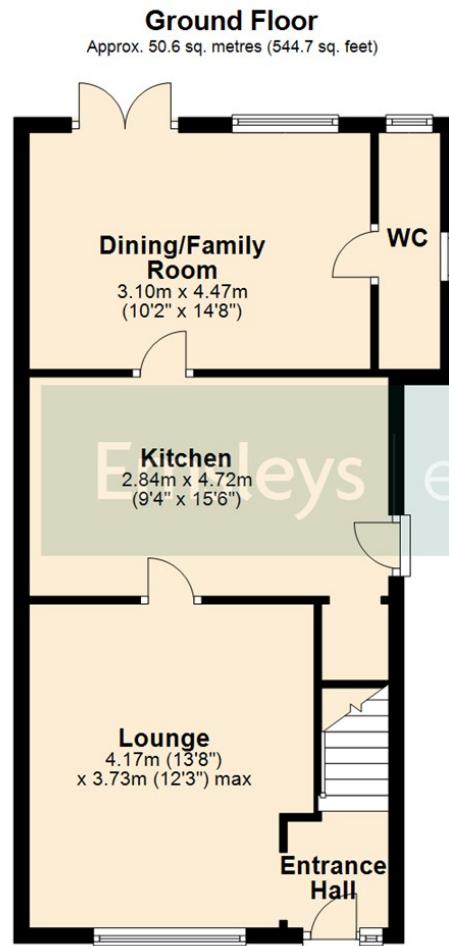
One of the standout features of this home is the parking space available for two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, knowing that your vehicles are securely parked.

Situated in the picturesque village of Sherburn In Elmet, residents can enjoy a friendly community atmosphere while being within easy reach of Leeds and its vibrant amenities. The area boasts local shops, schools, and parks, making it an ideal location for families.

In summary, this semi-detached house on Park Avenue is a wonderful opportunity for those seeking a comfortable and convenient home in a desirable location. With its generous living spaces, ample parking, and proximity to local amenities, it is a property not to be missed.







Total area: approx. 85.0 sq. metres (915.4 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.

