

Mike  
**Dobson**



**21 Pasture Close**

Sherburn In Elmet, Leeds, LS25 6LJ

**£350,000**

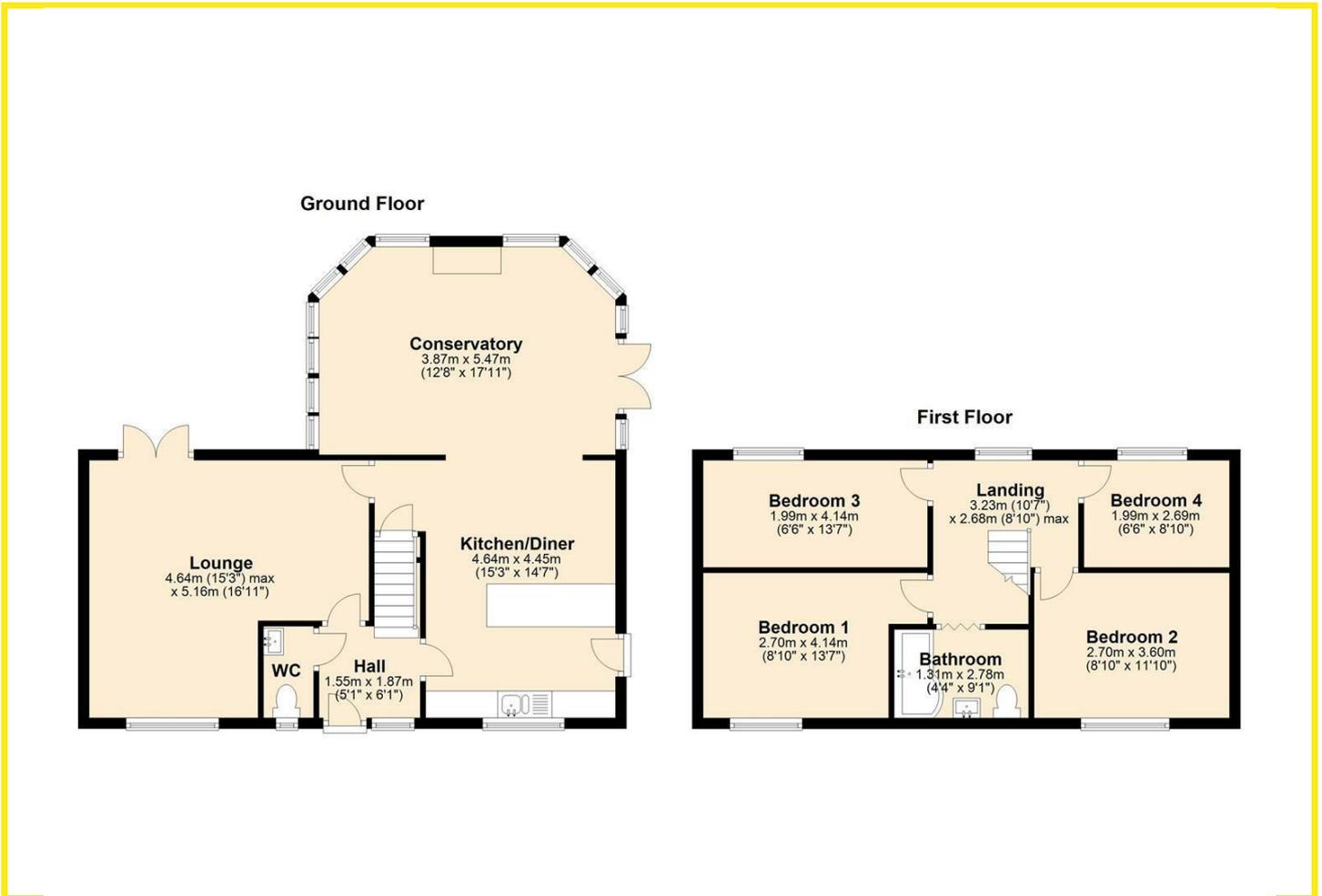
## 21 Pasture Close

Mike Dobson's are delighted to sell a well presented four bedroom detached family home, situated at the head of a cul-de-sac, on a popular development on similar properties. The accommodation briefly comprises entrance hall, separate W.C., dual aspect lounge, kitchen/diner, conservatory, first floor landing, bedroom one, bedroom two, bedroom three, bedroom four, and bathroom/W.C. In addition the property has PVCu double glazed windows throughout, gas fired central heating, open kitchen/diner with cream high gloss wall and base units, Quartz work surfaces, five ring gas hob, extractor above, built in double oven, integrated fridge, and integrated dishwasher, large 18' conservatory with insulated solid roof being done approximately 3 years ago and brick feature chimney, access point to the loft being partly boarded, fully insulated and having a light, and fully replaced tiled bathroom suite with 'L' shaped bath, shower over and additional shower from the taps. Externally, to the front of the property is a large driveway which provides ample off road parking and leads to a detached brick built garage having up and over door. There is power, light, plumbing for washing machine, and side access door into the rear garden. To the rear of the property is a fully enclosed garden having lawned area with plants and shrubs to a sleeper border, and a paved seating area. Additionally, there are external meters for the gas, electric and water, an outside tap and water butt. Council tax band D.





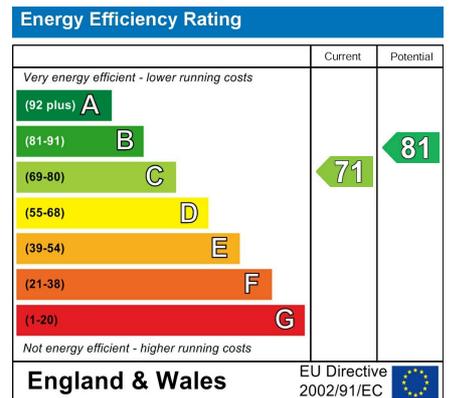
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Sherburn In Elmet office turn right on to Low Street and proceed to the traffic lights. Turn right onto Moor Lane and continue to the mini roundabout. Turn right at the mini roundabout onto Pasture Way and take the second left turning onto Pasture Close, take the right turning and the property will be found in the cul-de-sac

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP  
 Tel: 01977 684258 Email: sherburn@mDOBSON.CO.UK <https://www.mDOBSON.CO.UK>