Mike Dobson

Barn End, 4 Church Meadow

Sherburn In Elmet, Leeds, LS25 6NX

£270,000

Barn End, 4 Church Meadow

Being offered with no onward chain is this immaculately presented three bedroom semi-detached property, set out over three floors, in a quiet cul-de-sac location close to all local amenities and having easy access to the A1/M1 motorway. The accommodation briefly comprises: to the ground floor an entrance hall, WC and kitchen/diner, to the first floor is the lounge and master bedroom with en-suite shower room and to the second floor is two further bedrooms and bathroom/WC. In addition, the property has PVCu double glazed windows, gas central heating with Ideal boiler, fitted kitchen with range cooker, plumbing for washing machine and integrated dishwasher and fridge freezer, fitted wardrobes to the main bedroom and three piece white bathroom suite to the en-suite comprising intendent shower cubicle, pedestal wash basin and low flush WC, loft access to the second bedroom with pull down ladder, three piece white suite to the bathroom with bath having mixer shower taps, pedestal wash basin and low flush WC. The property has also recently had the dormer re-clad in PVCu. Outside, to the front of the property is off road parking for one car in front of the integral garage with electric roller shutter door, power and light and a pathway leading to the front door, To the rear is a private and enclosed walled garden with paved seating area, pebbled area and lawn. There is also an outside plug, water tap and lights. An early viewing is highly recommended.

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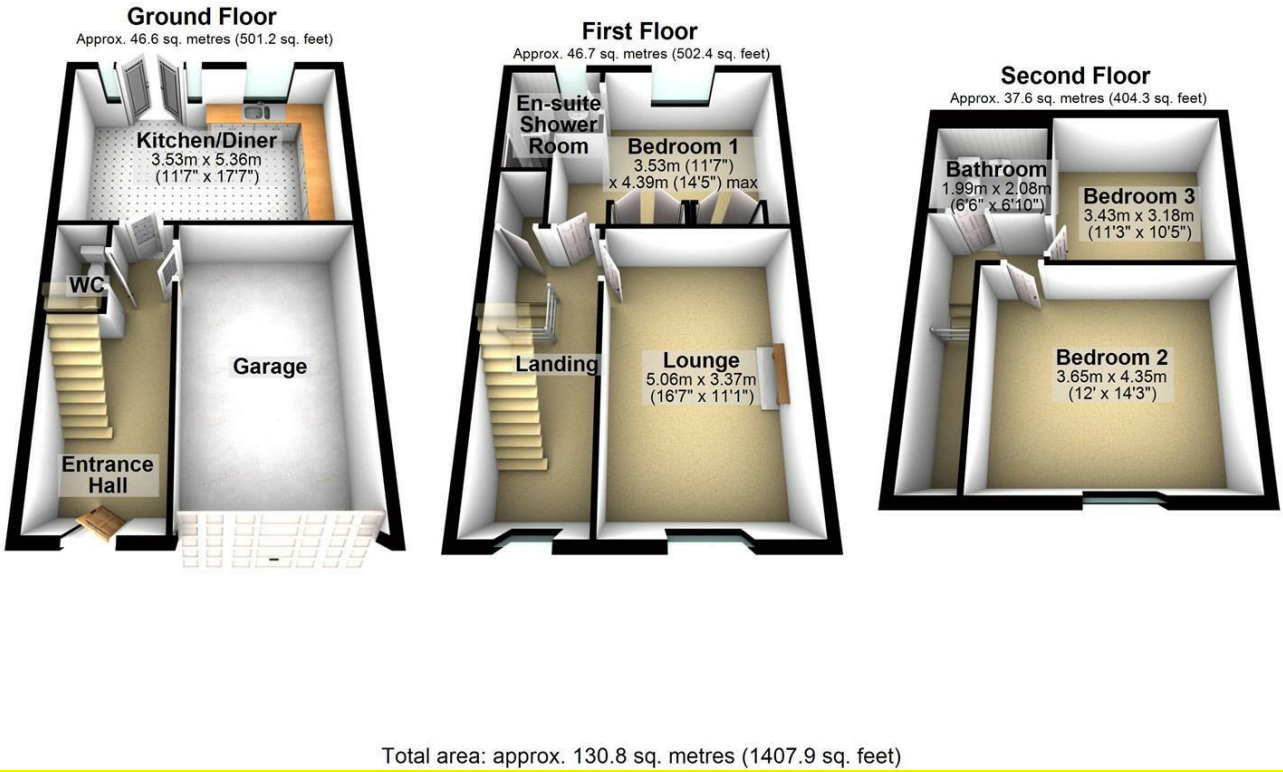
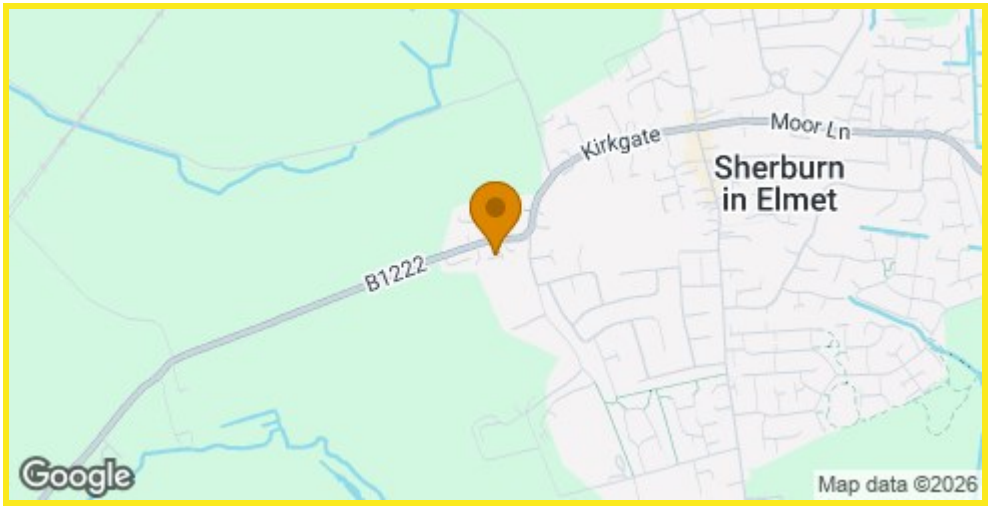
Floor Plan

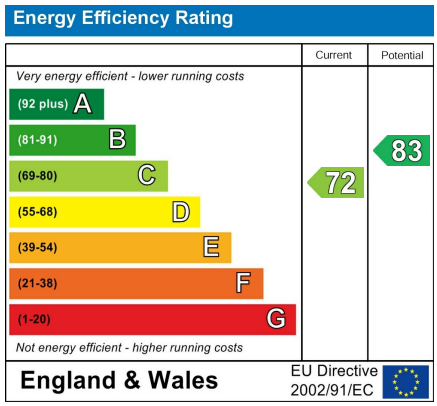


Total area: approx. 130.8 sq. metres (1407.9 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn right onto Low Street. At the traffic lights turn left onto Kirkgate which in turn becomes Church Hill. At the mini roundabout turn left onto Church Meadow where the property can be located on the right hand side.

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.

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