

Mike
Dobson



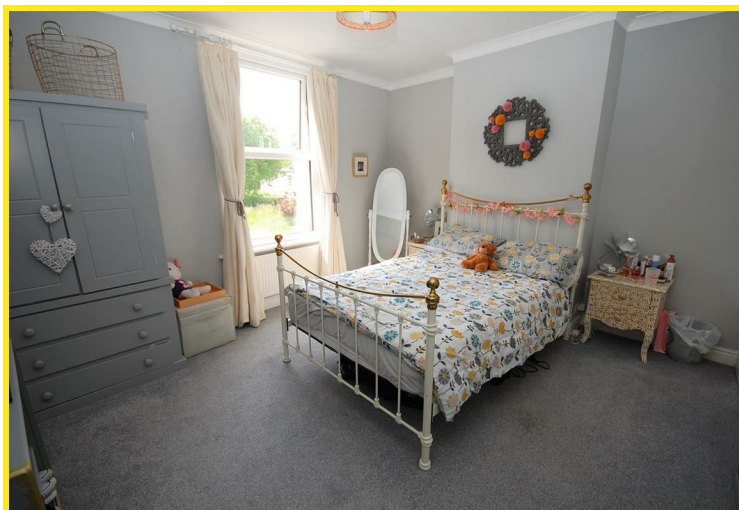
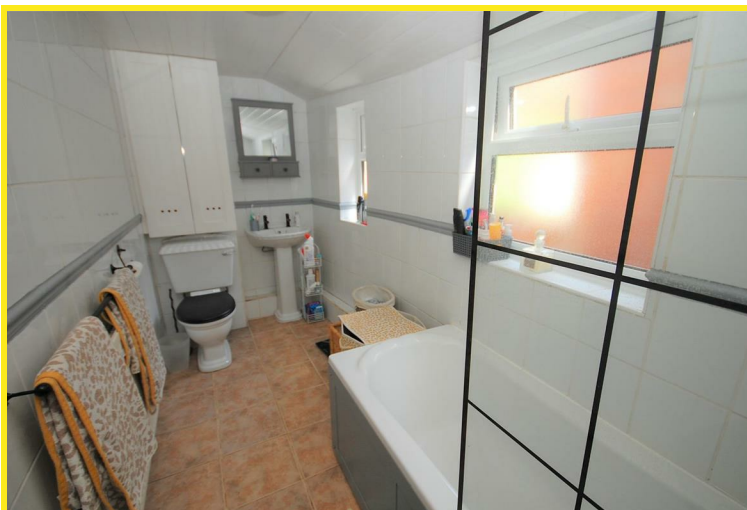
54 Kirkgate

Sherburn In Elmet, Leeds, LS25 6BL

£145,000

54 Kirkgate

A fantastic opportunity has arisen to purchase an extremely tastefully presented two double bedroom mid terrace house situated within walking distance of local amenities and easy access to the A1/M1 motorway. The accommodation briefly comprises lounge, inner hallway with under stairs storage cupboard, dining area, kitchen, ground floor bathroom/WC, first floor landing, bedroom one with over stairs storage and bedroom two. The property has many original features with multi-fuel burners to the lounge and dining area, exposed stone work to one wall in the kitchen, cast iron fire place to bedroom two, ceiling roses and original internal feature doors. There are also PVCU double glazed windows and gas fired central heating with Vokera combination boiler and a modern re-fitted kitchen with a range of units, four ring electric hob with extractor chimney hood over and built in electric oven. Outside to the front of the property is on street parking. The property does have a small fully enclosed low maintenance garden being paved with brick walling and privet hedging. To the rear of the property is a fully enclosed small low maintenance garden with gated access. We do recommend an early viewing to fully appreciate the beautiful accommodation for sale. Council tax band B.





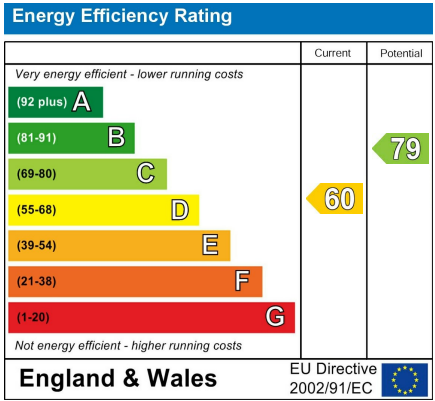
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn right onto Low Street and proceed to the traffic lights. Turn left at the lights onto Kirkgate. Continue along this road where the property can be found on the right hand side as indicated by the agents board.

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.