



38 Moor Lane, Sherburn In Elmet, LS25 6DN

Semi-Detached Property | Three Bedrooms | No Onward Chain | Detached Garage | Driveway Parking For Multiple Cars | Large Rear Garden | Viewing Highly Recommended

- Semi-Detached Property
- Gas Central Heating
- Council Tax Band - C
- Viewing Highly Recommended
- Three Bedrooms
- Freehold Property
- No Onward Chain
- Driveway Parking With Detached Garage
- EPC Rating - D
- Ideal Family Home

£220,000

Jigsaw Move are pleased to present this delightful semi-detached house on Moor Lane. The property is nestled in the charming village of Sherburn in Elmet and presents an ideal opportunity for families seeking a new home.

Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space for family and friends, while the utility room adds practicality to daily life.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the large rear garden, which provides a wonderful outdoor space for children to play, gardening enthusiasts to flourish, or simply for enjoying the fresh air during the warmer months.

With a detached garage and parking available for multiple vehicles, this home is both practical and accessible. The absence of an onward chain simplifies the buying process, making it easier for you to settle into your new abode without delay.

This property is situated within the popular village location of Sherburn-in-Elmet. Sherburn-in-Elmet hosts a range of local amenities including; good local schools, shops and transport amenities including train stations which is ideal when commuting to Leeds, York and Hull as it is close to all major networks. Nearby access to the M1/A1 link road are also close by, ideal for the commuter who is looking to travel further afield.

Situated in a desirable location, this property is close to local amenities and offers a friendly community atmosphere. Whether you are a first-time buyer or looking to relocate, this semi-detached house is a perfect choice for those seeking a blend of comfort, space, and convenience. Do not miss the chance to make this lovely house your new family home.

GROUND FLOOR ACCOMMODATION

Entrance Hall

Lounge 15'7" x 12'3" (4.76m x 3.74m)

Kitchen/Diner 11'8" x 15'6" (3.55m x 4.72m)

Utility 6'7" x 6'11" (2.01m x 2.12m)

FIRST FLOOR ACCOMMODATION

Landing

Bedroom One 9'3" x 15'4" (2.82m x 4.67m)

Bedroom Two 11'3" x 9'8" (3.44m x 2.94m)

Bedroom Three 8'8" x 6'6" (2.63m x 1.99m)

Family Bathroom 4'8" x 9'8" (1.43m x 2.94m)

EXTERNAL

Garage

COUNCIL TAX

Please note that the council tax band for the property has either been advised by the owner or we have sought from online resources. Whilst we endeavour to ensure our details are accurate and reliable, we strongly advise to make further enquiries before continuing.

HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Jigsaw. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.



MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Jigsaw Move is required to verify the status of any prospective purchaser. This includes a financial standing of that purchaser and their ability to exchange contracts. To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD stc' each prospective purchaser will be required to demonstrate to 'Jigsaw Move' that they are financially able to proceed with the purchase of the property.

MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture.

All measurements have been taken using a laser distance metre or sonic tape measure and therefore may be subject to a small margin of error.

OPENING HOURS

Monday – Friday 9.00am to 5.00pm Saturday – 9.00am – 1.00pm

PROPERTY DETAILS

Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Jigsaw nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. In the area of Yorkshire and The Humber flood plains have been identified and coal mining has been carried out in the past in specific areas, therefore, we strongly advise that any prospective purchaser instructs an appropriate qualified person for the purposes of conveyancing to carry out searches on the property which include a local search with the Local Authority, a water and drainage search, an environmental search and a Chancel Repair Liability search. We also advise in certain cases other searches may be required such as a Coal Mining Search, Commons Registration Search which relates to Common Land, a Flood Search or a Planning Search. We would recommend that all the information that Jigsaw provide regarding this advertised property is verified by you or your legal representative. We do not inspect deeds and therefore any references or covenants etc need to be confirmed.

VIEWINGS

Strictly by appointment with the sole agents by contacting 01757 241123. If there is any point of particular importance to, that we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property. A full copy of the EPC for the property is available upon request.

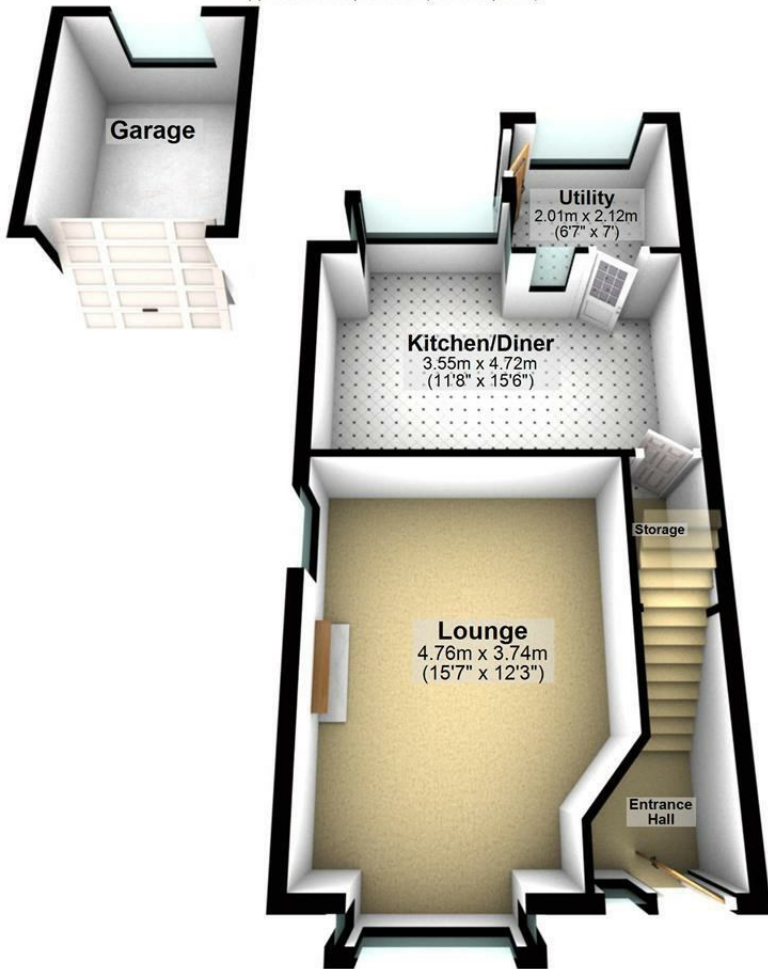
WINDOWS

Compliance with FENSA Building Regulations has not been sought by Jigsaw Move.



Ground Floor

Approx. 52.2 sq. metres (562.0 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.3 sq. feet)



Total area: approx. 91.9 sq. metres (989.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC




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