



## 22 Weyland Road, Sherburn In Elmet, Leeds, LS25 6QT

Beautifully Presented End Terrace Property | Three Bedrooms | Off Street Parking | Modern Kitchen With Island  
| Popular Village Location | Viewing Highly Recommended

- Beautifully Presented End Terrace Property
- Gas Central Heating
- Council Tax Band - C
- Popular Village Location
- Three Bedrooms
- Freehold Property with a Leasehold
- Modern Kitchen Diner
- Off Street Parking
- EPC Rating - B
- Ideal For First Time Buyer

**Asking Price £265,000**

Jigsaw Move are pleased to present this beautifully presented end-terrace house nestled in the charming village of Sherburn In Elmet, on Weyland Road. The property offers a perfect blend of modern living and comfort. Built in 2021, this property spans an impressive 1,097 square feet and is ideally situated at the end of a peaceful cul-de-sac, ensuring a tranquil environment for you and your family.

Upon entering, you are welcomed into a large lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the modern kitchen diner, which features a stylish island at its centre, making it a delightful space for culinary creations and family gatherings and boasting an integrated fridge/freezer, oven and dishwasher. The kitchen is further enhanced by patio doors that lead directly to the rear garden, seamlessly connecting indoor and outdoor living.

The home boasts three well-proportioned bedrooms, providing ample space for relaxation and privacy. With a family bathroom and downstairs wc, morning routines will be a breeze, adding to the convenience of daily life. The loft is also half boarded for extra storage.

For those with vehicles, the property offers off-street parking for two cars, adding to the convenience of this lovely home. The freehold status, combined with a leasehold of 125 years (with approximately 121 years remaining and no charges), provides peace of mind for future ownership.

This property is not just a house; it is a place where memories can be made. With its modern amenities and prime location, it is an excellent opportunity for families or individuals seeking a stylish and comfortable living space in a friendly community. Do not miss the chance to make this delightful property your new home.

## GROUND FLOOR ACCOMMODATION

### Entrance Hall

**Lounge 16'2" x 12'6" (4.94m x 3.81m)**

**Kitchen/Diner 12'6" x 15'10" (3.81m x 4.82m)**

### WC

## FIRST FLOOR ACCOMMODATION

### Landing

**Bedroom One 11'5" x 10'0" (3.47m x 3.04m)**

**Bedroom Two 15'2" x 6'11" (4.62m x 2.10m)**

**Bedroom Three 11'7" x 8'8" (3.53m x 2.63m)**

**Bathroom 12'4" x 5'7" (3.76m x 1.70m)**

## EXTERNAL

### ANTI-MONEY LAUNDERING (AML) CHECKS

In line with AML regulations, we use Thirdfort to complete ID verification checks for all buyers. A fee is associated with this service.

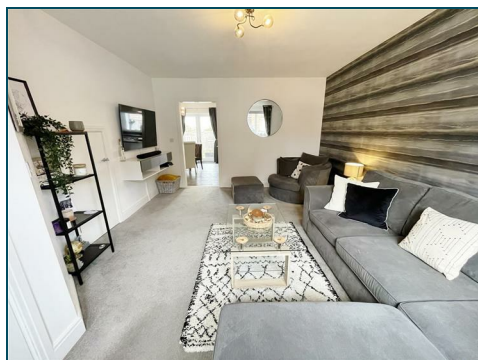
For further information, please contact our branch:

01757 241123

[info@jigsawmove.co.uk](mailto:info@jigsawmove.co.uk)

### 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

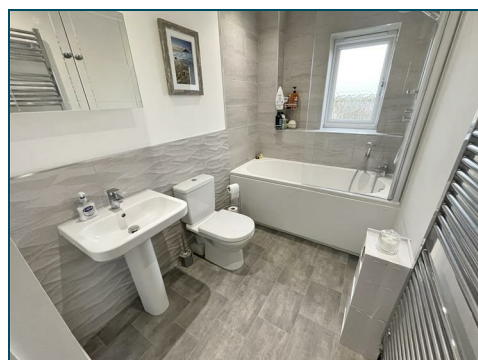
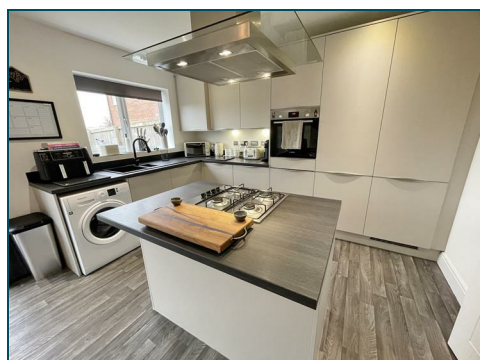
Whilst we endeavour to make our property details are accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if contemplating travelling some distance. These particulars are issued in 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.

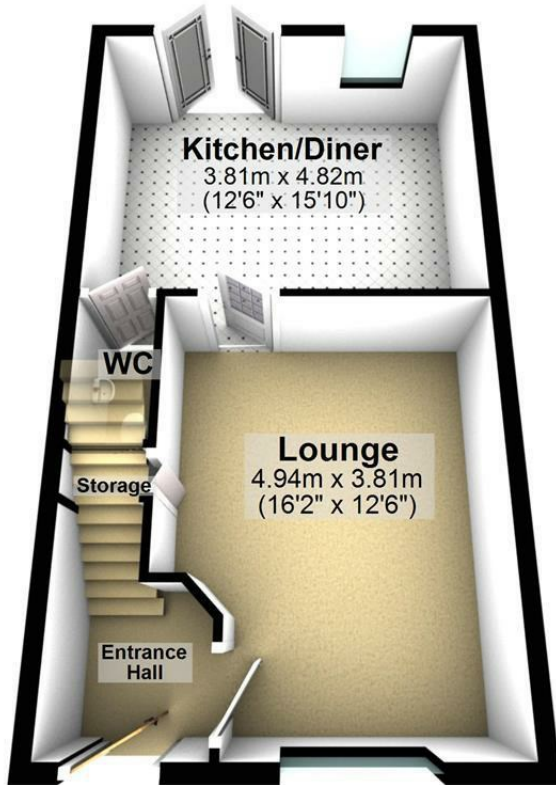
## WINDOWS

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



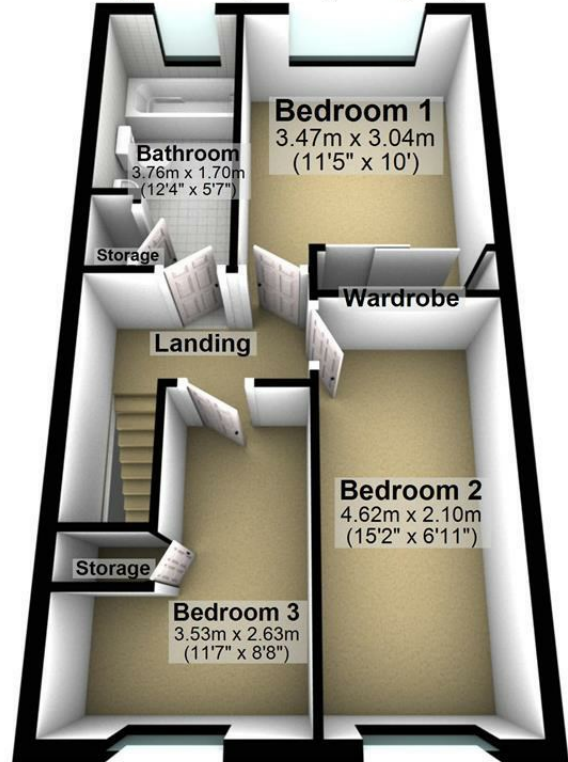
## Ground Floor

Approx. 38.7 sq. metres (416.6 sq. feet)



## First Floor

Approx. 42.5 sq. metres (457.2 sq. feet)



Total area: approx. 81.2 sq. metres (873.8 sq. feet)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 95        |
| (81-91) B                                   |  | 84                      |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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



11 Finkle Street, Selby, North Yorkshire, YO8 4DT

info@jigsawmove.co.uk | www.jigsawmove.co.uk | info@jigsawletting.co.uk | www.jigsawletting.co.uk

Jigsaw Move : 08975826 VAT: 215610542 | Jigsaw Letting : 07385709 VAT: 847215227

