



Sherburn Road North | Whinmoor | LS14 2AY

£200,000

Three bedroom end terrace | Council Tax Band A | EPC Rating C

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EXCEPTIONAL THROUGHOUT. IDEAL FIRST TIME BUYER OPPORTUNITY. MODERN FINISH.

An exquisite end of terrace house, immaculately maintained and ready to move into. This property is the perfect embodiment of modern living. Nestled in a sought after location, you'll find the convenience of public transport links and nearby schools at your doorstep.

The house boasts three well appointed bedrooms. Its stunning interiors are further accentuated by an open-plan design that offers a seamless flow between rooms. The property also features a well-equipped kitchen and a comfortable reception room ready for relaxation or entertaining.

One of the unique features of this property is the ample parking space provided. For those who value outdoor living, you'll be pleased to discover a beautiful garden space. This green oasis brings a breath of fresh air and serves as an extension of the home's living space.

The property also offer a modern shower room, ensuring every necessity is met. The overall condition of the property is immaculate, reflecting meticulous attention to detail and maintenance by the previous owners.

In summary, this end of terrace house is a unique blend of comfort and practicality. With its sought after location, open-plan design, parking, and garden, it delivers on all fronts. Whether for a growing family or a professional seeking a serene retreat within easy reach of amenities, this property is an investment worth considering.

Don't miss the opportunity to make this exceptional house your home. Contact us to arrange a viewing today.

Ground Floor

Hall

Composite double glazed entrance door, radiator, utility cupboard under stairs to first floor landing with plumbing for washing machine. Door to WC and glazed door to kitchen/diner.

Utility cupboard 1.26m x 0.86m (4'2" x 2'10")

WC

Push flush WC, corner wash hand basin with vanity unit and splashback tiling. PVCu double glazed frosted window.

Kitchen/Diner 3.02m x 5.84m (9'11" x 19'2")

Comprising a modern fitted range of handleless units, laminate worksurface and splashback tiling. Stainless steel one and a half bowl sink and drainer. Integrated double oven, electric hob, extractor over, fridge and freezer. Downlighters to ceiling, PVCu double glazed window to rear aspect, radiator to dining area and PVCu double glazed french doors to rear garden. Open recess to lounge.

Lounge 3.96m x 3.33m (13'0" x 10'11")

PVC double glazed window to front aspect and radiator.

First Floor

Landing

Loft hatch, and doors to rooms.

Bedroom 1 3.73m x 3.33m (12'3" x 10'11")

PVCu double glazed window to rear aspect and radiator.

Bedroom 2 2.79m x 2.79m (9'2" x 9'2")

PVCu double glazed window to front aspect, part panelling to wall and radiator.

Bedroom 3 2.77m x 2.01m (9'1" x 6'7")

PVCu double glazed window to front aspect, cupboard and radiator.

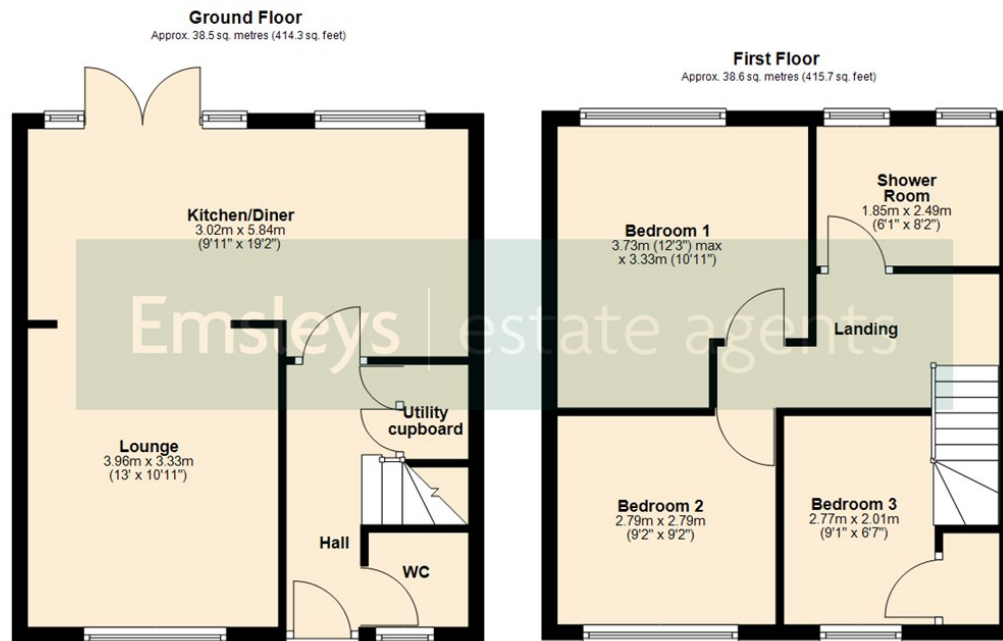
Shower Room 1.85m x 2.49m (6'1" x 8'2")

A modern suite with fully tiled walls, walk-in shower enclosure, vanity housed wash hand basin and push flush WC. Two PVCu double glazed windows, radiator and downlighters to ceiling.

Exterior

To the front is a large enclosed garden with artificial grass and gated access to the tarmac drive having ample parking for two cars. The rear garden is well enclosed with a decked patio and step onto a artificial lawn with outbuilding providing storage.





Total area: approx. 77.1 sq. metres (829.9 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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