



Low Garth Road, Sherburn In Elmet Leeds LS25 6DH

welcome to

Low Garth Road, Sherburn In Elmet Leeds

**** GUIDE PRICE £390,000 - £400,000 **** Set in a desirable VILLAGE location, this stylish FOUR-bedroom DETACHED home boasts a bright lounge, sleek kitchen, dining room, landscaped GARDEN, GARAGE, and PARKING for two. IMMACULATELY presented, it's spacious, practical, and READY TO MOVE IN!



Front Garden

Rear Garden

Entrance Hall

Garage

Lounge

11' 2" x 14' 4" (3.40m x 4.37m)

Dining Room

8' 7" x 12' 4" (2.62m x 3.76m)

Kitchen

12' 7" x 8' 8" (3.84m x 2.64m)

W.C

First Floor Landing

Bedroom One

11' 6" x 12' 6" (3.51m x 3.81m)

Bedroom Two

11' 8" x 12' (3.56m x 3.66m)

Bedroom Three

7' 9" x 12' 8" (2.36m x 3.86m)

Bedroom Four

7' 5" x 8' 9" (2.26m x 2.67m)

Bathroom



view this property online williamhbrown.co.uk/Property/CAF113774



welcome to

Low Garth Road, Sherburn In Elmet Leeds

- Guide Price £390,000 - £400,000
- FOUR Bedroom, DETACHED Property
- TWO Reception Rooms
- GARAGE and DRIVEWAY for Off Street Parking
- Landscaped Rear GARDEN with SUMMERHOUSE

Tenure: Freehold EPC Rating: D

Council Tax Band: D

guide price

£390,000 - £400,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), fittings and orientation are approximate. No reliance should be placed on this floor plan. It is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings. It is not intended to be used as a basis for any legal proceedings.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CAF113774



Property Ref:
CAF113774 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01977 512628



castleford@williamhbrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



williamhbrown.co.uk