



Wolsey Croft | Sherburn In Elmet | LS25 6DP

Guide Price £200,000

Two bedroom semi-detached bungalow | Council Tax Band B | EPC Rating C

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BEAUTIFULLY PRESENTED. ENCLOSED GARDEN. AMPLE PARKING. NO CHAIN.

Guide price £200,000 - £210,000.

This lovely, true bungalow is situated within close proximity to all local shops and transport services. The accommodation briefly comprises; kitchen, inner hall, lounge, two double bedrooms and a bathroom. In addition the property has PVCu double-glazed windows and doors, gas fired central heating with a combination boiler, modern kitchen and a white bathroom suite. Outside to the front of the property is a pebbled area with a driveway providing ample off-road parking leading to a detached single garage with an up-and-over door. To the rear of the property is a well enclosed lawned garden with pebble and decked patio areas, a shed and offers a good degree of privacy. Easy access to motorway links, Leeds/York and Selby.

Kitchen 4.22m x 2.59m (13'10" x 8'6")

Having a range of base units with drawers, co-ordinating work surfaces and mosaic splashback tiling. Free standing cooker, plumbing for a washing machine and dishwasher and space for a fridge/freezer. PVCu double-glazed windows to the front and side aspects, breakfast bar, radiator, coving to the ceiling, a PVCu entrance door and oak flooring.

Hall

Continuation of flooring from the kitchen, oak doors to rooms and a loft hatch.

Lounge 5.38m x 3.33m (17'8" x 10'11")

Having a PVCu double-glazed window to the front aspect, double panel central heating radiator and a focal fireplace with a living flame gas fire.

Bedroom 1 4.29m x 3.33m (14'1" x 10'11")

PVCu double-glazed window to the rear aspect with a radiator beneath and coving to the ceiling.

Bedroom 2 3.40m x 2.59m (11'2" x 8'6")

PVCu double-glazed French doors to the rear garden, radiator and coving to the ceiling.

Bathroom

Comprising; a straight panelled bath with shower and

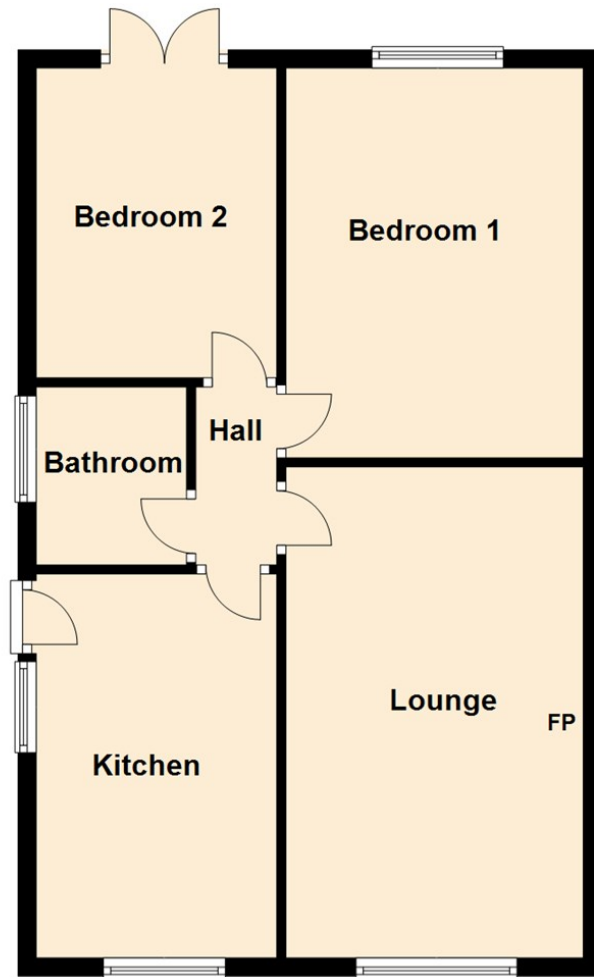
screen over, pedestal wash hand basin and push flush WC. Chrome central heated towel warmer, extractor fan and PVCu double-glazed frosted window.

Exterior

To the front is a pebbled area with a hedge adding privacy and a continuation of the pebbled drive to the single garage at the rear. The rear garden is well enclosed with a pebbled patio, lawn area and decked patio. There is a shed and the garden itself offers a good degree of privacy.



Ground Floor



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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