



Low Lead Cottages | Saxton | LS24 9QH

Offers Over £250,000

Three Bedroom Cottage | Council Tax Band B | EPC Rating E

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RARE OPPORTUNITY. RURAL VILLAGE SETTING. NO CHAIN. HIDDEN GEM.

Presenting a charming three-bedroom terraced cottage in the heart of Saxton's peaceful urban area. Offering an array of unique features that contribute to its charm and functionality. Downstairs has an entrance hall, reception room enhanced by a fireplace that adds a cozy and warm atmosphere during the colder months as well as been the main heating source to the solid fuel central heating system. The property also boasts a functional kitchen/diner, offering ample space for culinary pursuits and family gatherings.

The property provides three spacious bedrooms to the first floor level, offering plenty of room for a growing family or for hosting overnight guests. A single bathroom completes the interior layout, providing convenience and practicality to the residents.

One of the standout features of this property is the outdoor space. A well-maintained garden offers a tranquil spot to relax and unwind, while the addition of parking makes this home highly convenient for car owners. The property also benefits from stunning surrounding views, adding to its overall appeal.

The location is another prime selling point. Situated in a peaceful urban area, the property is surrounded by green spaces and walking routes, offering plenty of opportunities for outdoor activities and nature walks.

In summary, this three-bedroom cottage presents a fantastic very rare opportunity for those seeking a comfortable and well-located home in a serene urban setting. Its unique features and desirable location make it a truly appealing choice for potential buyers.

Ground Floor

Entrance Hall

Entrance door, stairs to first floor and door to lounge.

Lounge 4.39m x 4.37m (14'5" x 14'4")

PVCu double glazed window and fireplace with storage cupboard under stairs and door to kitchen/diner.

Kitchen/Diner 2.90m x 5.36m (9'6" x 17'7")

Having a range of units with integrated oven, hob and dishwasher. Two PVCu double glazed windows to rear aspect and plumbing for washing machine. Rear access door.

First Floor

Landing

Doors to rooms.

Bedroom 3.48m x 3.12m (11'5" x 10'3")

PVCu double glazed window and radiator.

Bedroom 3.89m x 2.62m (12'9" x 8'7")

PVCu double glazed window and radiator.

Bedroom 2.92m x 2.62m (9'7" x 8'7")

PVCu double glazed window and radiator.

Bathroom 2.01m x 2.11m (6'7" x 6'11")

Comprising a straight panelled bath, low flush WC and wash hand basin. PVCu double glazed window and tiling to walls.

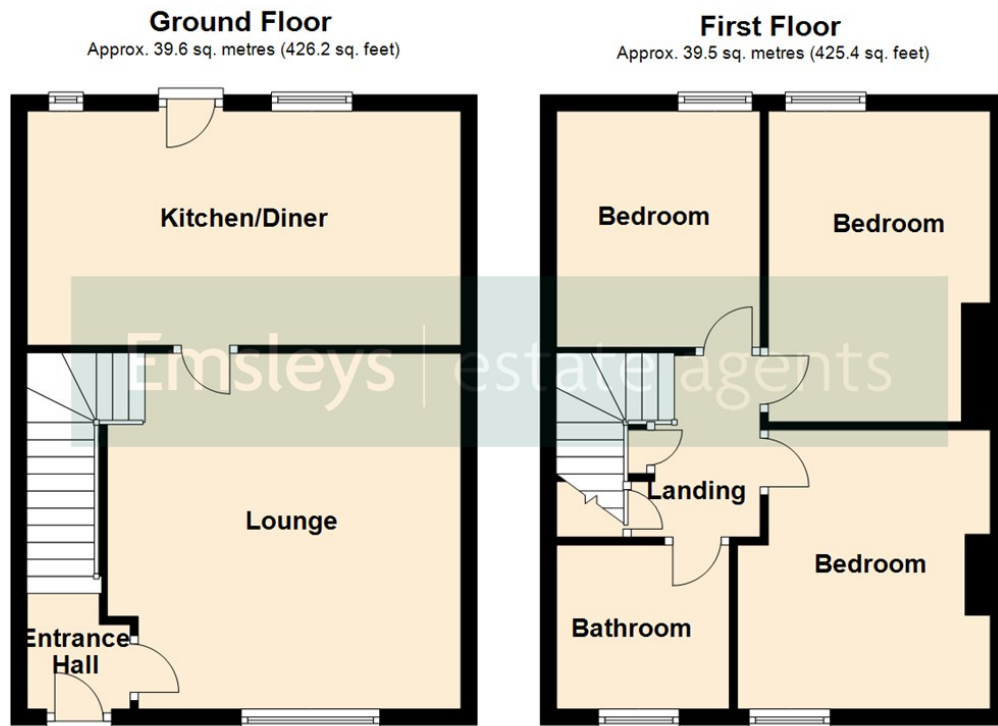
Exterior

Having a large enclosed lawned garden to the front with a right of access between the 4 cottages. The rear has a communal parking area with ample space and a enclosed rear yard garden with coal house attached to the property.

Agents notes

The vendor has made us aware there is a shared drainage system which requires emptying and is approximately £250 per owner to have emptied.





Total area: approx. 79.1 sq. metres (851.6 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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