



Moorland Road | Sherburn In Elmet | LS25 6PN

Three bedroom mid terrace | Council Tax Band C | EPC Rating C

Offers In The Region
Of £260,000

Emsleys | estate agents

STUNNING THROUGHOUT * SOUGHT AFTER LOCATION * GARAGE & DRIVE.

This superb three bedroom mid townhouse offers beautifully presented and spacious family style living accommodation of around 1000 sq. ft. over three floors in a conventional layout and includes a gas fired central heating system and PVCu double-glazing. The accommodation briefly comprises:- Entrance hall, cloakroom/ground floor WC, spacious lounge, kitchen/diner with attractive fitted units and built-in cooking facilities with built-in appliances, three bedrooms over two floors (master bedroom with en-suite shower room/WC) and a family bathroom/WC combined. Outside there is an enclosed garden to the rear and a single garage with drive en-bloc. Easy access to commute to motorway networks and amenities.

Call us now to arrange your viewing.

Ground Floor

Hall

Having a front entrance door. Central heating radiator and an under stairs cupboard with plumbing for an automatic washing machine.

WC

Having a push flush WC, wash hand basin and central heating radiator.

Kitchen/Diner 4.32m x 2.39m (14'2" x 7'10")

Having a modern range of wall, base units and drawers with laminate wood effect worktops. One and half bowl sink and drainer with a mixer tap, integrated gas hob, double oven, dishwasher, fridge and freezer. PVCu double-glazed window to the front aspect with a radiator beneath and downlighters to ceiling with an extractor fan.

Lounge 3.00m x 4.52m (9'10" x 14'10")

Enjoying views to the rear garden and light from the double patio doors, central heating radiator and laminate flooring.

First Floor

Landing

Having a PVCu double-glazed window to the front providing

natural light and having a central heating radiator and cylinder cupboard. Doors to all rooms and stairs to the second floor.

Bedroom 4.17m x 2.49m (13'8" x 8'2")

Having a PVCu double-glazed window to the rear and a central heating radiator.

Bedroom 3.73m x 2.51m (12'3" x 8'3")

Having a PVCu double-glazed window to the front and a central heating radiator.

Bathroom 2.49m x 1.80m (8'2" x 5'11")

Having a white suite comprising; a panelled bath with shower above, screen and a fitted side panel, half pedestal wash hand basin and push flush WC. Partly tiled walls, shaver point, chrome heated towel rail, a cupboard housing the central heating boiler and a PVCu double-glazed window. Extractor and downlighters to ceiling.

Second Floor

Landing

Door to bedroom.

Bedroom 5.78m x 3.44m (19'0" x 11'3")

Having a PVCu double-glazed dormer window to the front and a 'Velux' style double-glazed skylight to the rear. Two central heating radiators and access to the en-suite.

En-suite 1.91m x 1.60m (6'3" x 5'3")

Comprising a shower enclosure, half pedestal wash hand basin and push flush WC. Velux style double glazed window, chrome central heated towel warmer and extractor with downlighters to ceiling.

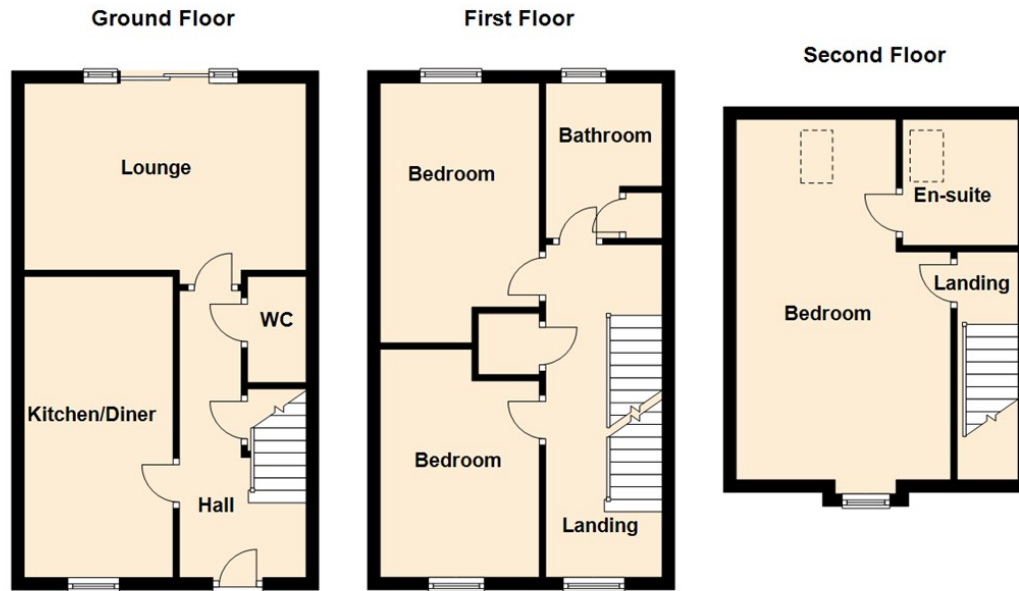
Exterior

To the front of the property there is a small lawned forecourt area. To the rear of the property there is an enclosed rear garden which is mainly laid to lawn with a paved patio area. There is a gate to the rear boundary that leads to the single en-bloc garage to your left which has an up-and-over door with light and power and is approached by a driveway with parking for one car.

Agents notes

There is an estate management charge which is reviewed annually and costs £33 per month over 10 months.





Total area: approx. 95.7 sq. metres (1030.4 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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