



Saxon Grange | Sherburn In Elmet | LS25 6NQ

£240,000

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

Emsleys | estate agents

***RARE OPPORTUNITY. SELECT CUL DE SAC LOCATION. NO CHAIN & VACANT POSSESSION. ***

A charming terraced house offering no chain and vacant possession, situated in a highly sought after location, in good condition and having excellent transport links.

The property is well-proportioned and offers a wealth of space, making it the perfect family home. It comprises of three generously-sized bedrooms, one bathroom, a large reception room, and a kitchen/diner. Each room has been carefully maintained to a good standard, offering a warm and inviting space to live and relax with wood flooring a feature to the ground floor.

The kitchen is a functional space, perfect for those who enjoy cooking and entertaining. The spacious reception room provides an ideal setting for gathering and socialising, making it a wonderful hub for family life.

The property also boasts a number of unique features, including off-street parking for two vehicles and a delightful enclosed rear garden. The south facing garden is a beautiful outdoor space, offering the perfect sanctuary to enjoy during the warmer months.

The location of the property cannot be understated. It is conveniently situated within walking distance to public transport links having South Milford station moments away, local amenities, and nearby schools, providing everything a family could need within close proximity. The area is known for its friendly community, making it a desirable place to live.

Whether you're a first-time buyer looking for your dream home or a growing family in need of more space, this terraced house is a fantastic opportunity. Its condition, location, and features make it a standout choice. Viewing is highly recommended to fully appreciate what this property has to offer.

Ground Floor

Entrance Hall

Having a double glazed entrance door, single panel central heating radiator, wood flooring, coving to ceiling and doors to lounge and WC.

WC

Pedestal wash hand basin with splashback tiling and low flush WC, single panel central heating radiator, cushion flooring and PVCu double-glazed frosted window.

Lounge 4.59m x 5.26m (15'1" x 17'3")

Having an open staircase to first floor landing, double panel central heating radiator, PVCu double glazed bay window with double panel central heating radiator beneath, wood flooring, coving to ceiling and door to kitchen/diner.

Kitchen/Diner 2.67m x 5.21m (8'9" x 17'1")

Comprising of a range of light wood effect wall and base units with complimentary worksurfaces and splashback tiling. Inset one and a half bowl sink and drainer with mixer tap over, four ring gas hob with electric oven and concealed extractor overhead. Integrated fridge/freezer and washer dryer. Wood flooring, PVCu double-glazed window and French doors to rear garden, coving to ceiling and double panelled central heating radiator.

First Floor

Landing

Coving to ceiling, loft hatch, doors accessing all rooms and a large store cupboard.

Bedroom 1 3.15m x 3.07m (10'4" x 10'1")

PVCu double-glazed window to front aspect, coving to ceiling and single panelled central heating radiator. Fitted wardrobes with matching furniture.

Bedroom 2 3.09m x 2.97m (10'2" x 9'9")

PVCu double-glazed window to rear aspect, coving to ceiling and single panelled central heating radiator.

Bedroom 3 2.46m x 2.13m (8'1" x 7'0")

PVCu double-glazed window to rear aspect, coving to ceiling and single panelled central heating radiator.

Bathroom 1.65m x 2.03m (5'5" x 6'8")

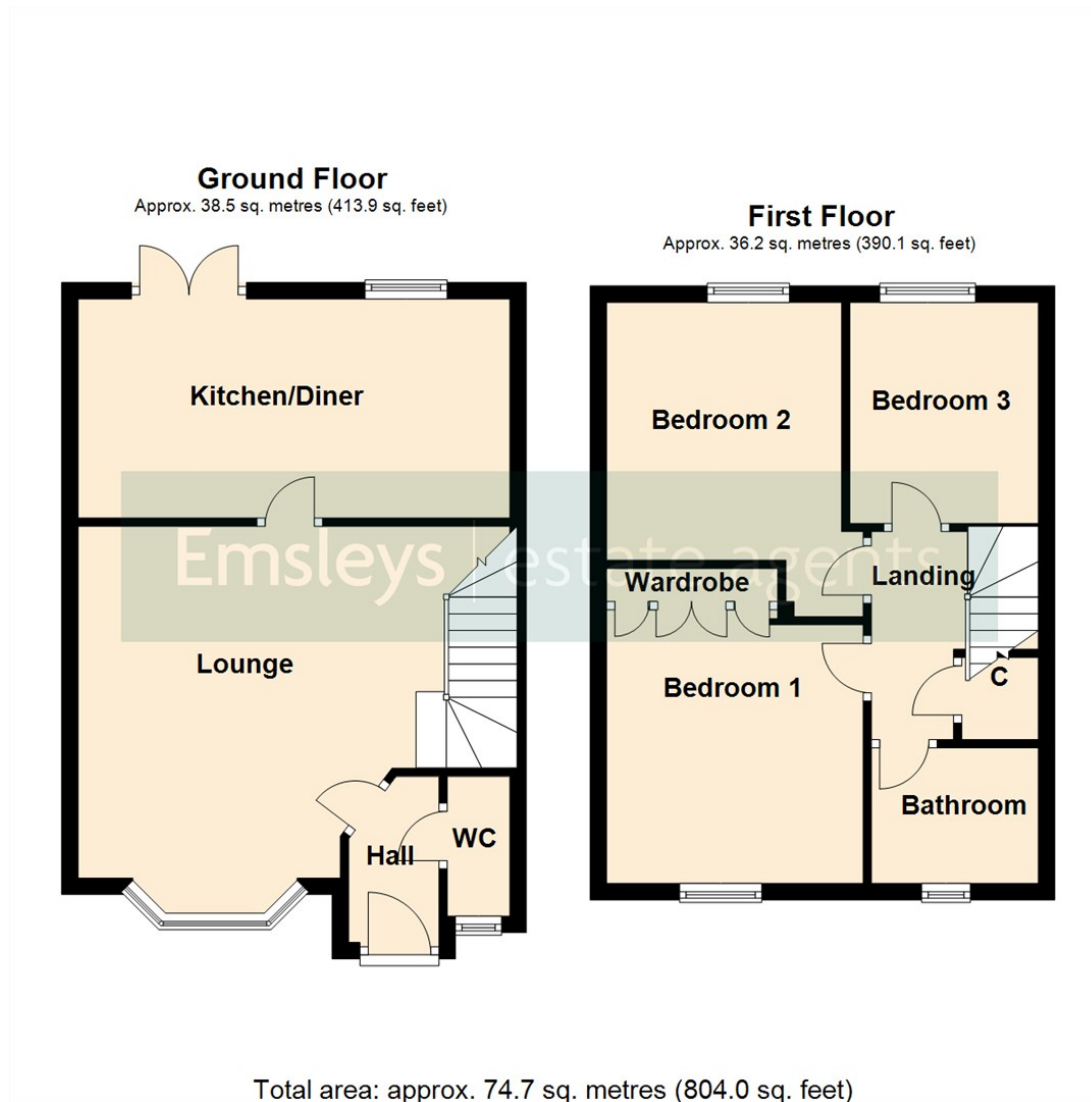
Majority tiled in a mosaic effect finish with a white three piece suite comprising; a straight panelled bath with Mira shower and screen, low flush WC and pedestal wash hand basin, shaver point, PVCu double-glazed frosted window, radiator and extractor fan.

Exterior

The front has an open small slate garden with tarmacadam drive providing parking for two cars. The rear garden has a

good degree of privacy and is a real sun trap, majority laid to lawn with a flagged patio and access path around no.9's rear garden with secure gated access at the end. Set in a small select cul de sac with a small play area tucked away adjacent to the property.





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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents