



New Lane | Sherburn In Elmet | LS25 6AG

£260,000

Three bedroom semi-detached | Council Tax Band C | EPC Rating D

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\*\*\*EXTENDED FAMILY HOME. AMPLE PARKING WITH GARAGE/WORKSHOP. WELL PRESENTED.\*\*\*

Nestled in a highly sought-after location, this property delivers both convenience and comfort to potential homeowners.

Well presented and in good condition, the property features a practical layout with plenty of living space. It boasts two reception rooms, with an extended dining room providing ample area for relaxation and entertainment. The property also includes an extended kitchen, perfect for home cooking and family meals. With three bedrooms, it comfortably accommodates a growing family or guests, and the single ground floor bathroom provides practicality and ease.

One of the notable features of this property is the availability of parking, ensuring safe and secure vehicle storage. Additionally, the house comes with a single garage, which can be utilised as additional storage or a workshop. The southerly facing garden adds an outdoor charm to the property, offering a perfect setting for relaxation or entertaining.

Location-wise, the property is incredibly well-situated. It is conveniently close to public transport links, ensuring easy commute to various parts of the city. It is also in proximity to local schools, making it an ideal choice for families with school-aged children. Local amenities are within easy reach, offering a blend of shops, restaurants, and other essential services.

In summary, this semi-detached house offers a unique blend of comfort, convenience, and functionality. It is an excellent investment for those seeking a well-positioned, semi-detached property to call home.

## Ground Floor

### Hall

Composite double glazed entrance door and side PVCu window. Radiator, stairs to first floor, cupboard and doors to bathroom and lounge.

### Bathroom 1.93m x 1.75m (6'4" x 5'9")

Fully tiled walls, comprising a straight panelled bath with shower over, vanity housed wash hand basin, push flush WC, extractor fan, chrome central heated towel warmer and PVCu double glazed frosted window.

### Lounge 6.14m x 3.20m (20'2" x 10'6")

Having a marble fire surround with coal effect living flame gas fire, radiator PVCu double glazed window to front aspect, door to kitchen and open recess to dining extension.

### Dining Room 3.51m x 2.39m (11'6" x 7'10")

PVCu double glazed french doors to rear garden and radiator.

### Kitchen 4.63m x 2.57m (15'2" x 8'5")

Extended with a range of wall and base units, coordinating worksurfaces and tiled walls. Sink and drainer, space for cooker, plumbing for washing machine, radiator, space for fridge freezer and tumble dryer. PVCu double glazed window to rear and side aspect with rear entrance door.

## First Floor

### Landing

PVCu double glazed frosted window to side aspect, loft hatch and doors to rooms.

### Bedroom 1 3.05m x 3.58m (10'0" x 11'9")

Fitted wardrobes, laminate flooring, radiator and PVCu double glazed window to front aspect.

### Bedroom 2 3.81m x 2.52m (12'6" x 8'3")

Fitted wardrobe, laminate flooring, radiator and PVCu double glazed window to rear aspect.

### Bedroom 3 2.87m x 2.51m (9'5" x 8'3")

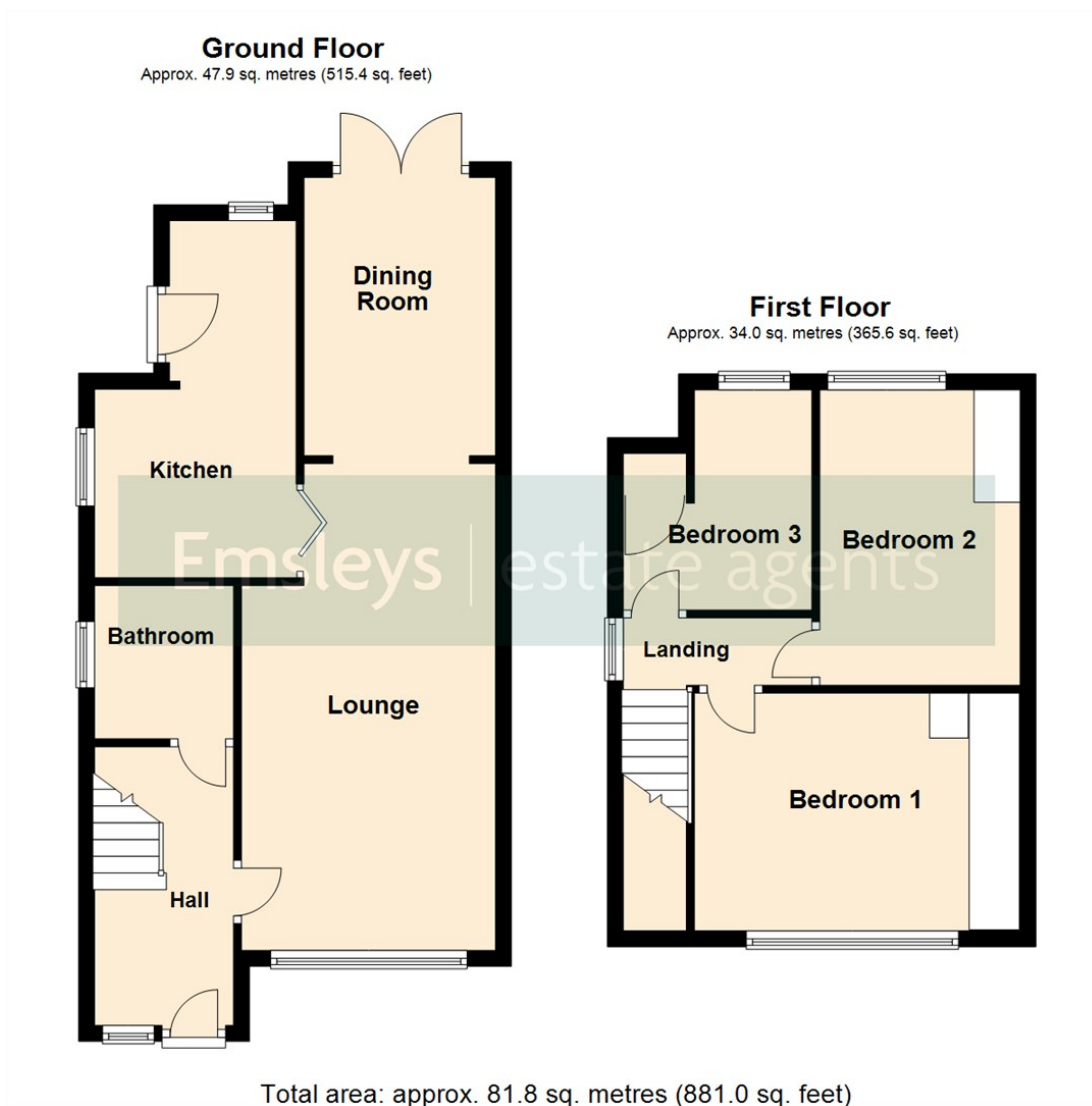
PVCu double glazed window to rear aspect, laminate flooring, radiator and fitted wardrobe.

## Exterior

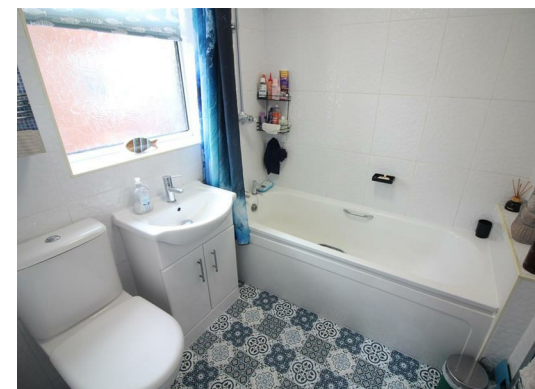
To the front is a plum slate garden with feature patio circle, flagged step and privacy hedge to the boundary. A concrete drive providing off road parking for three cars and access to a single garage at the rear. The rear garden is low maintenance with majority flagged with access gate to the rear entry.







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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