



Beechwood Glade | Sherburn In Elmet | LS25 6HU

Three bedroom mid-town house | Council tax Band A | EPC Rating C

Offers Over
£195,000

Emsleys | estate agents

*** MODERN KITCHEN. WELL PRESENTED. GARDENS FRONT AND REAR. NO CHAIN.***

An attractive three-bedroom terraced house offered for sale in a sought-after location, ideally positioned with excellent access to public transport links, reputable nearby schools, and a wide array of local amenities. This property is well suited for those seeking a welcoming home in a thriving community setting.

The house is presented in good condition throughout. Upon entering the property, you are greeted by a well-proportioned reception room, providing a comfortable space for relaxation and entertaining guests. The adjacent kitchen offers ample space for meal preparation and storage, making it perfect for family living.

There are three generously sized bedrooms, providing flexible accommodation ideal for families, guests, or a home office. The property features a well-appointed bathroom, ensuring convenience for the household.

Further benefits include gas central heating and PVCu double glazing, promoting energy efficiency and a warm, pleasant living environment throughout the year.

Externally, the house boasts a garden to front and rear.

Overall, this well-maintained terraced house represents an excellent opportunity to secure a home in a highly desirable area. With practical living spaces, contemporary comforts, and a prime location, early viewing is highly recommended to fully appreciate all this property has to offer.

Ground floor

Reception Hall

PVCu double-glazed entrance doors leading to the front and rear gardens, tiled floor, four storage cupboards, staircase to the first floor and a central heating radiator.

Guest W.C.

Two piece suite comprising of low level WC and corner hand wash basin, appropriate tiling and PVCu double-glazed window.

Lounge 4.06m x 3.58m (13'4 x 11'9)

Feature fireplace incorporating electric 'log burner' effect fire, laminated flooring, central heating radiator, television point, coving to the ceiling and PVCu double-glazed window overlooking front garden.

Dining/kitchen 3.86m x 3.45m (12'8 x 11'4)

Fitted 'shaker' style wall and base units with work top surfaces over, appropriate splashback tiling and inset porcelain sink unit with side drainer and mixer tap, integrated oven and hob, extractor hood, plumbing for washing machine and PVCu double-glazed window overlooking rear garden.

First floor

Landing

Built-in storage cupboard.

Bedroom one 3.73m x 3.23m (12'3 x 10'7)

PVCu double-glazed window overlooking the rear garden, storage cupboard and a central heating radiator.

Bedroom two 3.51m x 3.25m (11'6 x 10'8)

PVCu double-glazed window overlooking front garden and central heating radiator.

Bedroom three 2.67m x 2.59m (8'9 x 8'6)

PVCu double-glazed window overlooking the front garden and a central heating radiator.

Bathroom

Three piece suite comprising; panelled bath with shower over, pedestal hand wash basin and low level WC. Half tiled to two walls, central heating radiator and PVCu double-glazed window.

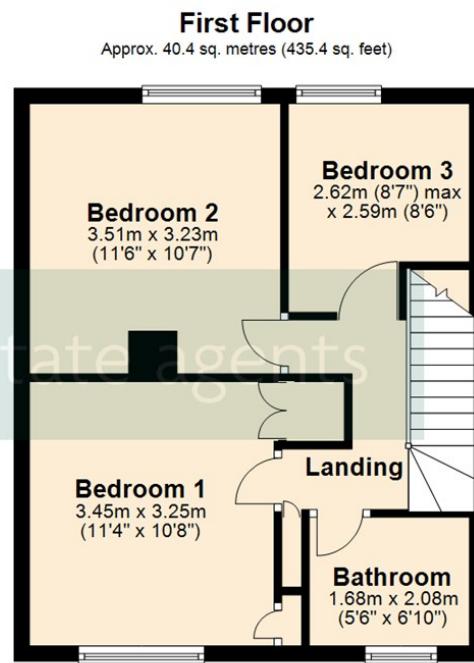
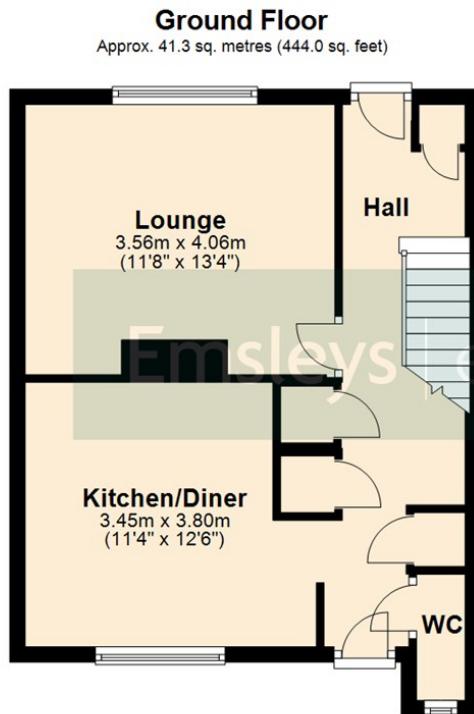
Exterior

Border style gardens to the front and an enclosed patio style garden to the rear with borders and a shed.

Directions

From our Sherburn In Elmet office turn left onto Low Street. Take the 3rd turning on the right - New Lane. Take the first right onto Beechwood Close and the first left is Beechwood Glade where the property is located on the left hand side.





Total area: approx. 81.7 sq. metres (879.4 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.

