

Argus Lane, Sherburn In Elmet, LS25 6GT

- THREE BEDROOM SEMI-DETACHED HOUSE
- SOUTH FACING GARDEN
- BEAUTIFULLY PRESENTED THROUGHOUT
- OFF STREET PARKING
- EN-SUITE WITH MASTER BEDROOM
- EPC RATING - B / COUNCIL TAX BAND - C

Offers Over £275,000



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DESCRIPTION

Hunters Wetherby are delighted to bring to the market this beautifully presented three bedroom semi detached house in the sought after location of Sherburn in Elmet!

Upon entering, you are welcomed by an open and airy hallway which leads to all ground floor accommodation, consisting of kitchen diner, utility, downstairs w/c and lounge.

The open plan kitchen diner is fitted with a range of wall and base units along with laminate worktops. Integral appliances include fridge freezer, dishwasher, gas oven, gas hob and extractor fan. This room really is the heart of the home offering a space to host friends and family. The added benefit of this room is the utility, perfect for anyone needing extra storage. An integral washing machine with space for a dryer is also included in this useful space.

The lounge features elegant French doors that open directly into the rear garden, creating a seamless connection between indoor and outdoor living. This inviting space is perfect for hosting film nights or simply relaxing with loved ones.

The downstairs w/c finishes off the ground floor consisting of low level toilet and wash hand basin.

To the first floor of the property are three bedrooms and house bathroom.

The spacious master bedroom benefits from built in wardrobes and an en-suite consisting of walk in shower cubicle, low level toilet and basin. Bedroom two and three also benefit from fitted wardrobe space.

Externally, the property benefits from a driveway offering off street parking for multiple vehicles and a paved pathway leading to the front door of the property. To the rear, the outdoor space is equally as impressive, featuring a rear garden that is both functional and inviting. The garden includes a lovely decking area, perfect for al fresco dining or enjoying a sunny afternoon. Additionally, there is a paved area and a lawned section, offering a versatile space for children to play or for gardening enthusiasts to cultivate their green fingers. The side gate access adds practicality, making it easy to manage outdoor activities.

Sherburn in Elmet is a well-connected area with good transport links making it easy to explore the surrounding area, towns and cities via bus, train or car. The A162 is in easy reach and Sherburn in Elmet Railway station is half a mile away.

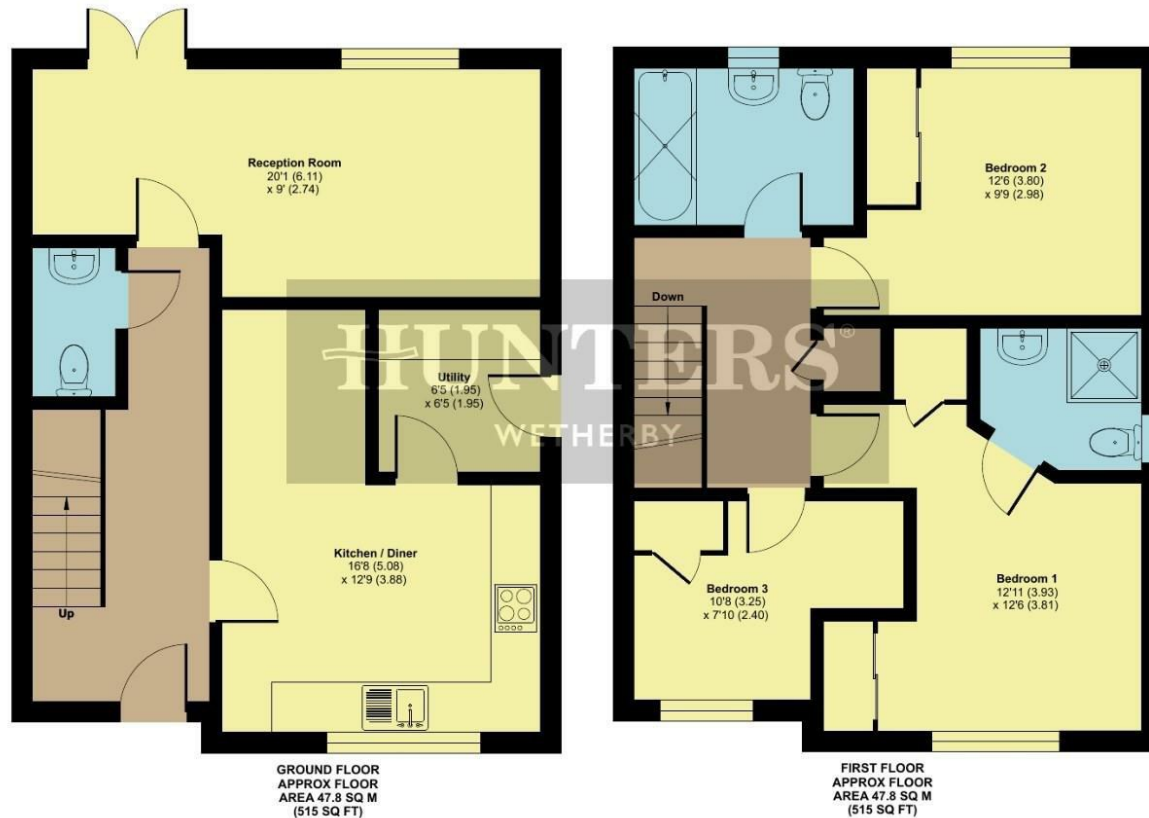




Argus Lane, Sherburn In Elmet, Leeds, LS25

Approximate Area = 1030 sq ft / 95.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Hunters Property Group. REF: 1218980

Viewings

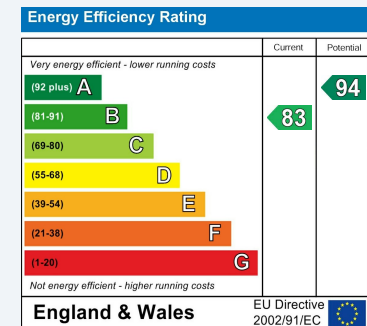
Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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