



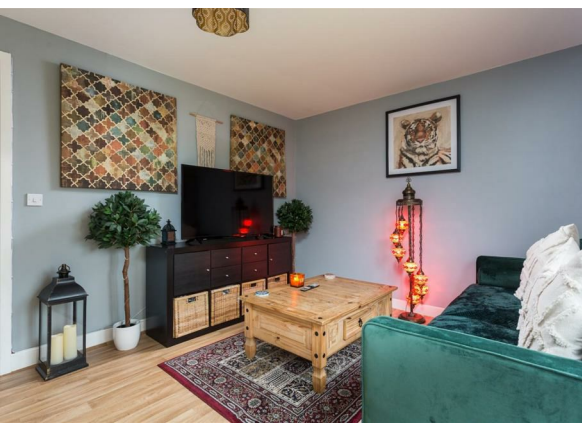
## Hadrian Court, Sherburn In Elmet, Leeds Asking Price £250,000

An excellent opportunity to acquire this deceptively spacious three bedroom property, showcasing modern internal accommodation with off street parking and enclosed private rear garden.





The property welcomes you into an entrance hallway having a ground floor cloakroom wc to the right hand side and turned staircase leading to the first floor landing. The ground floor arrangement is made up of a spacious lounge to the rear and a modern kitchen to the left. Skilfully done, the present owners have created an enclosed little home office underneath the staircase which fits in desk and chair with some furniture to the side.



The kitchen itself comprises a number of wall and base units to two sides incorporating a stainless steel sink unit and drainer with cooking appliances included and plumbing for an automatic washing machine. There is space to facilitate dining room furniture along with recess for additional white good appliances.

The lounge is undoubtedly one of the main selling aspects of the property, enjoying a spacious area with sufficient space to accommodate appropriate lounge furniture. The lounge spans the full width of the property with French doors with full height glass panel to either side, leading out to the rear garden and beyond.



To the first floor, the property is further enhanced by three bedrooms and house bathroom. The main bedroom is located to the front of the property, enjoying a sizeable room with two double glazed windows and spanning the full width of the property. All three bedrooms benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a modern house bathroom, comprising a traditional three piece suite with shower attachment over the bath and half glass screen.



Externally, the property will be found in a private row of properties with off street parking to the front elevation. To the rear, is a good sized garden, being predominantly laid to lawn and enclosed to all three sides by fenced boundaries.

All mains services are connected to the property. All viewings are strictly by appointment only.

Please note the property benefits from solar panels which contribute to more efficient energy bills and two off street parking spaces to the front.



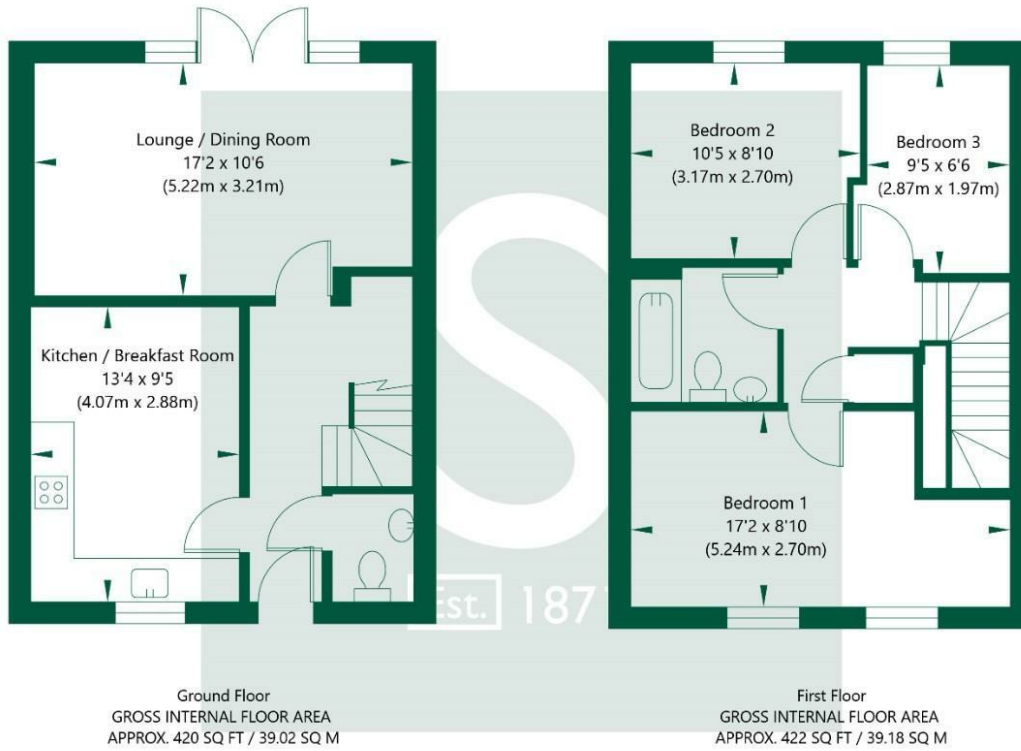
EER- 95 (B)

Tenure - Freehold

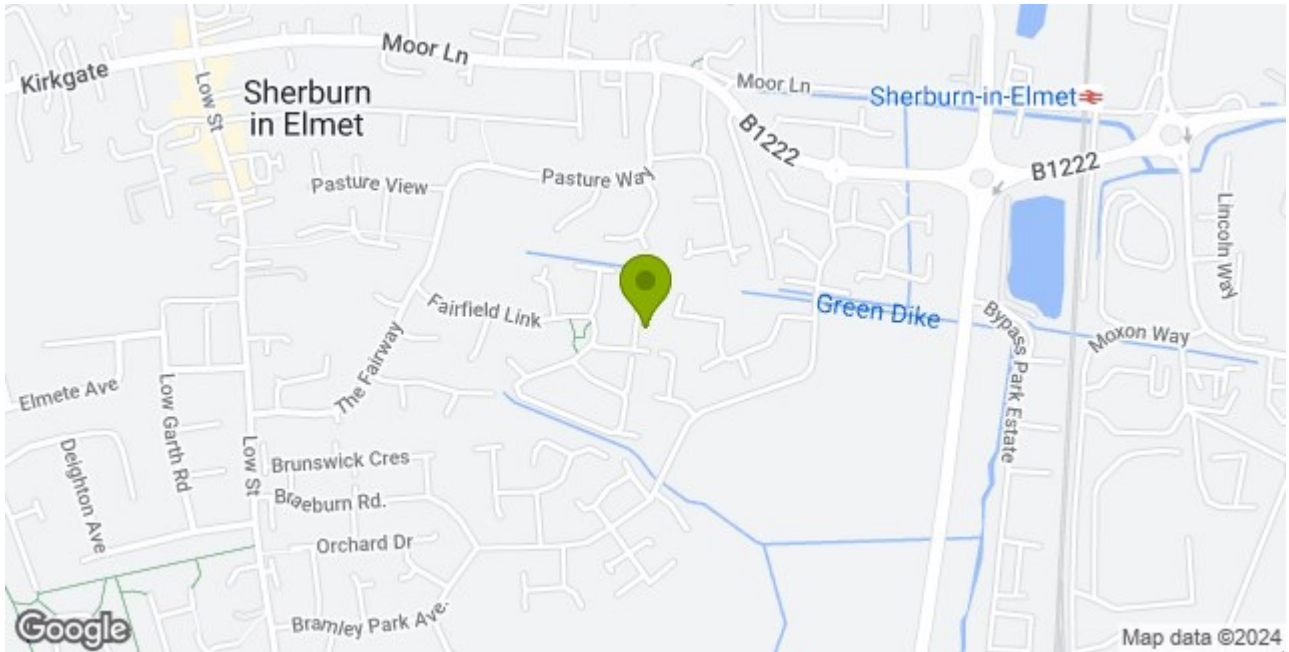
Council Tax - North Yorkshire Council - Band C

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

Hadrian Court, Sherburn in Elmet, LS25 6QB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 842 SQ FT / 78.2 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2023



**Stephensons**

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

