



Low Street, Sherburn In Elmet, Leeds £160,000

An excellent opportunity to acquire this deceptively spacious property extending to over 1,200 sq. ft. with off street parking to the side and no onward chain.



The property welcomes you through a side door into an entrance hallway giving access to the ground floor accommodation. Immediately to the left is a cloakroom/wc and useful storage cupboard. The kitchen comprises a number of wall and base units to two sides incorporating a stainless steel sink unit and drainer and recess for cooking and laundry appliances. There is a double glazed window and secondary external door along the rear elevation.



One of the main selling features of the property is the generously sized lounge and dining area. At some point in the past, the wall has been removed between what was previously two rooms to make one large area and a more open plan arrangement. There are three double glazed windows in total, providing ample natural light and a brick built fireplace. A turned staircase leads to the first floor accommodation from the lounge.



To the first floor, the property is enhanced by three double sized bedrooms, all benefiting from a double glazed window and central heating radiator. The internal accommodation is completed by a large bathroom comprising a bath with shower attachment over, pedestal hand wash basin and low flush wc. There is a Velux window and partially tiled walls in a grey colour.

Externally, there is an enclosed rear garden designed with low maintenance in mind and gated access. Off street parking to the side elevation.

The property represents a good opportunity for those looking to acquire their first property, small families alike and those with investment interests.



All mains services are understood to be connected the property. The sale of this property is offered with no onward chain.

EER- 43 (E)

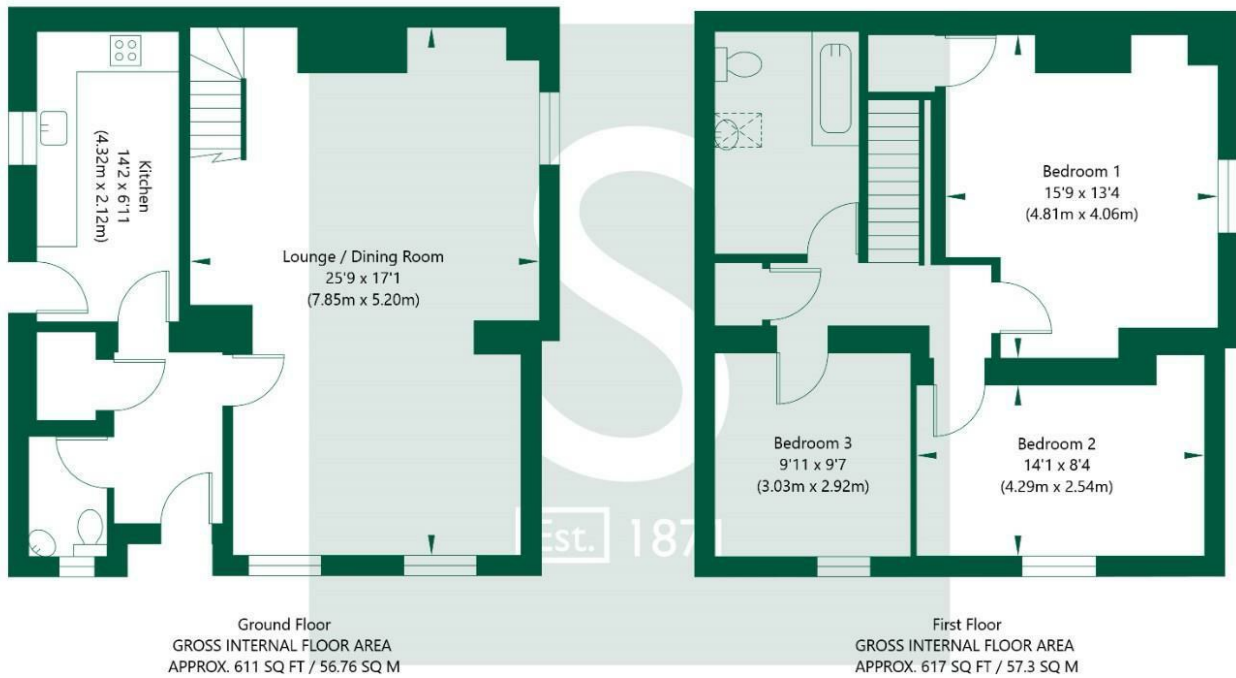
Tenure - Freehold

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.



Low Street, Sherburn in Elmet, LS25 6BA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1228 SQ FT / 114.06 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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