**Weyland Road, Sherburn In Elmet LeedsLS25 6QT**

## Weyland Road, Sherburn In Elmet Leeds

Charming two bedroom semi-detached house in sough-after location of Sherburn In Elmet.

Nestled in the desirable village of Sherburn in Elmet, this well-presented semi-detached property offers an ideal blend of modern living and comfort. With a double driveway providing ample parking, this home is perfect for first-time buyers, young families, or downsizers seeking a peaceful location with excellent amenities nearby.

As you enter, the welcoming entrance hall leads you through the home. The spacious lounge at the front of the property is flooded with natural light from the large window, featuring cosy carpet flooring.

The heart of this home is the modern fitted kitchen, boasting ample wall and base units, integrated appliances including a washing machine, tumble dryer, and fridge freezer, and space for a dining table. French doors open out to the south-facing rear garden, offering a lovely lawn and patio area, perfect for outdoor entertaining, complete with gated side access.

Upstairs, the landing with carpeted flooring provides loft access and leads to two generous double bedrooms, both featuring carpets. The second bedroom includes built-in storage for added convenience. The family bathroom is well-appointed with a bath, overhead shower, towel radiator, and extractor fan.

With its fantastic location, modern features, and a beautifully maintained garden, this property offers a wonderful opportunity to enjoy village living with easy access to local shops, schools, and transport links.

**Entrance Hall**

**Cloakroom**

**Lounge**
14' 3" x 10' 2" into recess  ( 4.34m x 3.10m into recess )

**Kitchen**
13' 7" x 12' 7" into recess  ( 4.14m x 3.84m into recess )

**Landing**

**First Bedroom**
13' 7" x 9' 2" ( 4.14m x 2.79m )

**Second Bedroom**
13' 7" x 12' 6" into recess  ( 4.14m x 3.81m into recess )

**Bathroom**

**Rear Garden**

**Parking**

# *welcome to*

## Weyland Road

- Semi-Detached House
- Double Driveway
- Two Double Bedrooms
- Downstairs WC
- South Facing Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

# £220,000





Please note the marker reflects the postcode not the actual property

**view this property online**  williamhbrown.co.uk/Property/SEL108180

Property Ref:
SEL108180 - 0005

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