



# 36 Low Garth Road

Sherburn In Elmet  
LS25 6DH

Offers in the region of £230,000

2 Bed Bungalow - Detached



- DETACHED BUNGALOW
- TWO BEDROOMS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- MODERNISATION REQUIRED
- GARDENS FRONT AND REAR
- CLOSE TO LOCAL AMENITIES
- NO ONWARD CHAIN

 Elmhirst  
Parker  
Estate Agents & Solicitors



**\*\*DETACHED BUNGALOW - NO CHAIN\*\*** With a bright and airy living room and two cosy bedrooms, this property offers a comfortable living space for a small family or individuals. Although some modernisation is required, this presents a wonderful opportunity for you to put your personal touch on this lovely home. The property's proximity to local amenities ensures that you have everything you need within easy reach, making daily life convenient and enjoyable. Embrace the potential this property holds and contact us today to arrange a viewing.

### Entrance Hall

With a side glazed UPVC entrance door. Two storage cupboards and a radiator.

### Kitchen

2.66m x 2.62m (8'8" x 8'7")

Having a range of base and wall units. Work surfaces incorporating a single stainless steel sink with mixer tap over. Integrated single electric oven with microwave over and a gas hob with extractor. Plumbing for a washing machine and a window to the front elevation.

### Living Room

6.00m x 3.53m (19'8" x 11'7")

Having a large picture window to the front elevation. Stone fireplace housing a gas fire. Radiator.

### Bedroom 1

3.54m x 3.29m (11'7" x 10'10")

Having a window to the front elevation and a radiator.

### Bedroom 2

2.93m x 2.65m (9'7" x 8'8")

With fitted wardrobes and a window and door to the rear elevation. Radiator.

### Bathroom

2.03m x 1.73m (6'7" x 5'8")

Being part tiled and having a white suite comprising panelled bath, wash hand basin and wc. With a window to the side elevation and a radiator.

### Outside

The front is laid to lawn with mature shrubs. A paved driveway leads to gated access and the single detached garage beyond. The rear garden is enclosed and is paved with a gravelled area.

### Utilities

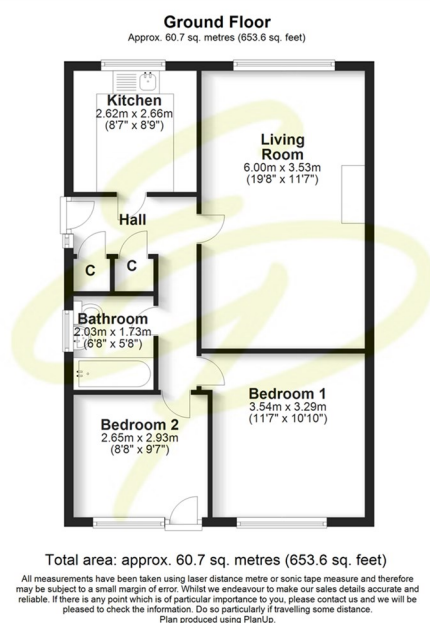
Mains Gas

Mains Electric

Mains Water (not metered) and Mains Sewerage

Mobile- 4G

Broadband - FTTP (ultrafast)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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