



Sherburn In Elmet  
LS25 6EE

Offers in the region of £190,000

2 Bed Bungalow - Semi Detached



- SEMI DETACHED BUNGALOW
- LARGER THAN AVERAGE PLOT
- TWO DOUBLE BEDROOMS
- BATHROOM AND SEPARATE WC
- GAS HEATING WITH COMBI BOILER
- GARDENS TO FRONT AND REAR
- CLOSE TO LOCAL AMENITIES
- SOME MODERNISATION REQUIRED
- NO ONWARD CHAIN

 Elmhirst  
Parker  
Estate Agents & Solicitors





This delightful two-bedroom bungalow presents an excellent opportunity for those seeking a new home. The property features a living room, kitchen two comfortable bedrooms and a bathroom, making it ideal for small families, couples, or individuals looking for extra space. While some modernisation is needed, this offers a fantastic chance for you to personalise the home to your taste and style, creating a space that truly reflects your personality. Situated conveniently close to local amenities, shops, schools, parks, you will find everything you need within easy reach. No onward chain.

Side Entrance door leading into:-

#### Entrance Hall

With doors off.

#### Living Room

5.24m x 3.18m (17'2" x 10'5")

Having a stone fireplace with tiled back and hearth housing a gas fire ( this is currently capped off). With a window to the front elevation and a radiator.

#### Kitchen

2.74m x 2.57m (8'11" x 8'5" )

Being 'L' shaped and having a range of base and wall units. Complimentary work surfaces incorporating a stainless steel sink. Integrated electric oven with gas hob and extractor over. Space for an under counter fridge. Door and window to the rear elevation.

#### Bedroom 1

4.64m x 3.00m (15'3" x 9'10")

Being of double size with a window to the rear elevation and a radiator.

#### Bedroom 2

4.16m max x 3.29m max (13'7" max x 10'9" max)

Being of double size with a window to the front elevation and a radiator.

#### Bathroom

1.98m x 1.69m (6'5" x 5'6")

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

#### Separate WC

Having a wc and a window to the side elevation.

#### Outside

Situated on a larger than average plot the property has gated access leading to the front garden which is laid to lawn with mature shrubs and a gravelled area to the side. A concrete driveway leads to the rear garden which is laid mainly to lawn and has a fence boundary. The garden shed is included in the sale.

#### Utilities

Mains Electric

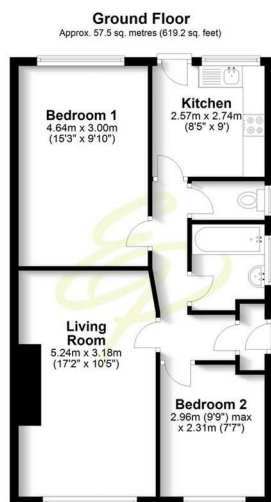
Mains Gas

Mains Water (not metered)

Mains Sewerage

Mobile 4G

Broadband FTTP (Ultrafast)



Total area: approx. 57.5 sq. metres (619.2 sq. feet)

Total area measurement excludes garage.  
All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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