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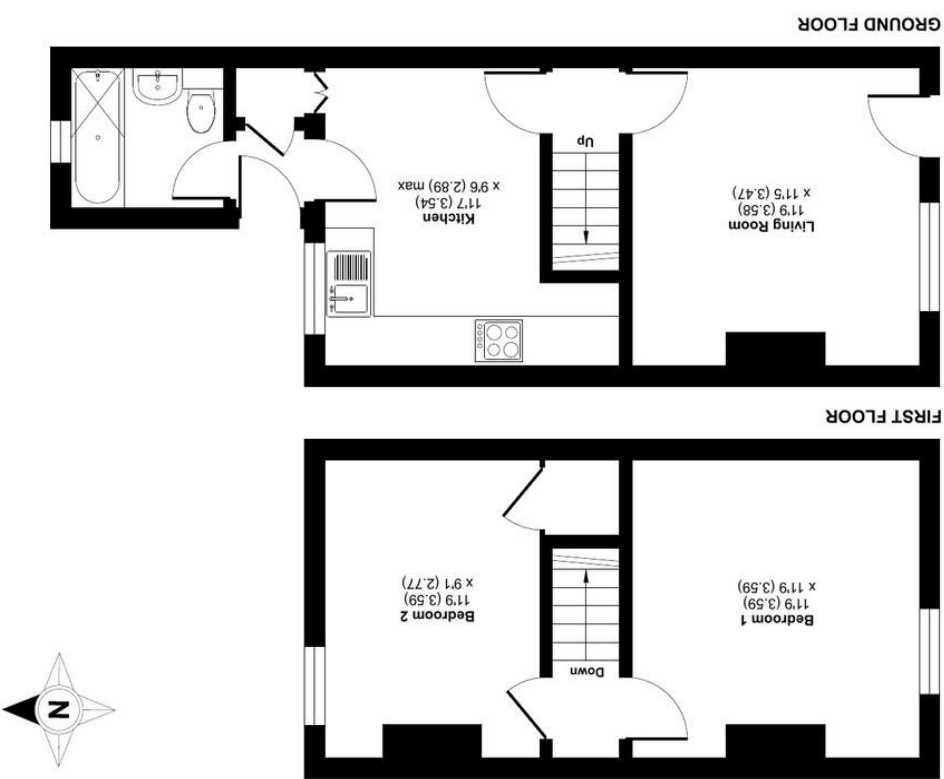
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**Oak Terrace, Sherburn In Elmet, Leeds, LS25**  
Approximate Area = 614 sq ft / 57 sq m  
For identification only - Not to scale



9 Oak Terrace, Sherburn In Elmet



# Offers Over £125,000

## 9 Oak Terrace, Sherburn In Elmet, LS25 6DY

**\*\*PROJECT\*\*** A rare opportunity to purchase a mid terrace property with scope for improvement, ideal for the first time buyer or investor this previously rented property has accommodation as follows: Lounge, Dining KItchen, Bathroom, Two Double Bedrooms. Rear Garden, Garage.

**PROJECT | IDEAL FOR INVESTOR/FIRST TIME BUYER | TWO BEDROOMS | VILLAGE LOCATION | GARAGE**

**SITUATION & DESCRIPTION**

**SHERBURN IN ELMET**

Sherburn in Elmet is situated some 6 miles from Tadcaster and 14 miles from Leeds and 3 miles from the A1. Providing a range of local amenities, including Junior and Senior Education, local shopping facilities and railway connection, both in Sherburn in Elmet and nearby South Milford.

The gas centrally heated and double glazed property comprises:

**GROUND FLOOR**

**LOUNGE**

with fire surround and shelves to alcove, window to front, TV point

**INNER HALLWAY**  
with stairs off leading to first floor.

**DINING KITCHEN**

with range of modern fitted wall and base cupboards with work top over, fridge, freezer, cooker, washing machine, tiled floor, radiator, built in pantry, door to

**REAR HALLWAY**

door gives access to the rear courtyard, door to cupboard housing combi boiler, door to shower room

**SHOWER ROOM**

tiled and having modern walk in shower cubide, vanity washbasin and WC

**FIRST FLOOR**

**BEDROOM ONE**

with single radiator, built in cupboard



**BEDROOM TWO**

with single radiator and built in cupboard

**OUTSIDE**

To the rear is a garden area gate giving access to the rear where there is a garage and parking

