

Mike
Dobson



35 Highfield Villas

Sherburn In Elmet, Leeds, LS25 6AJ

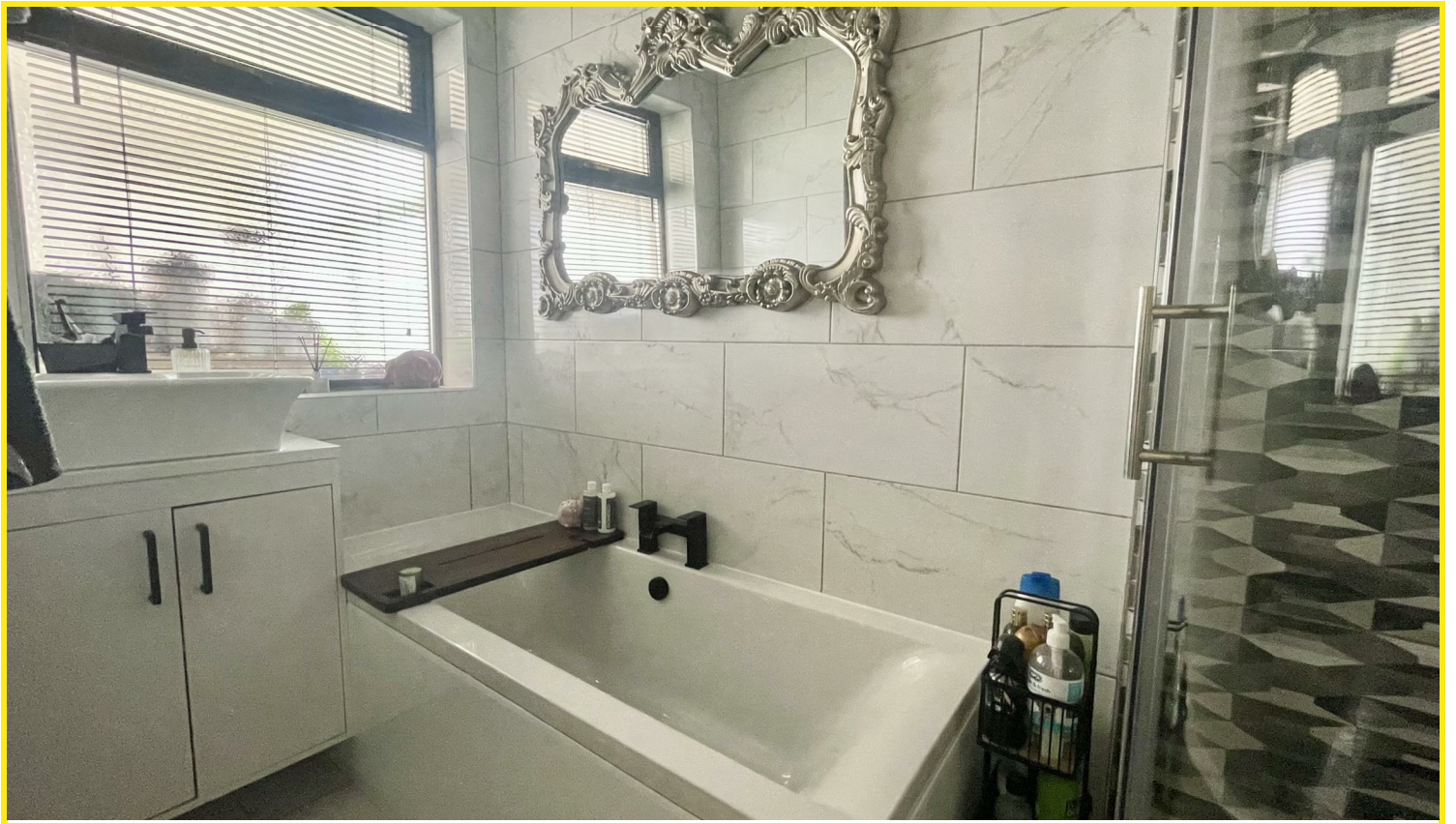
£200,000

35 Highfield Villas

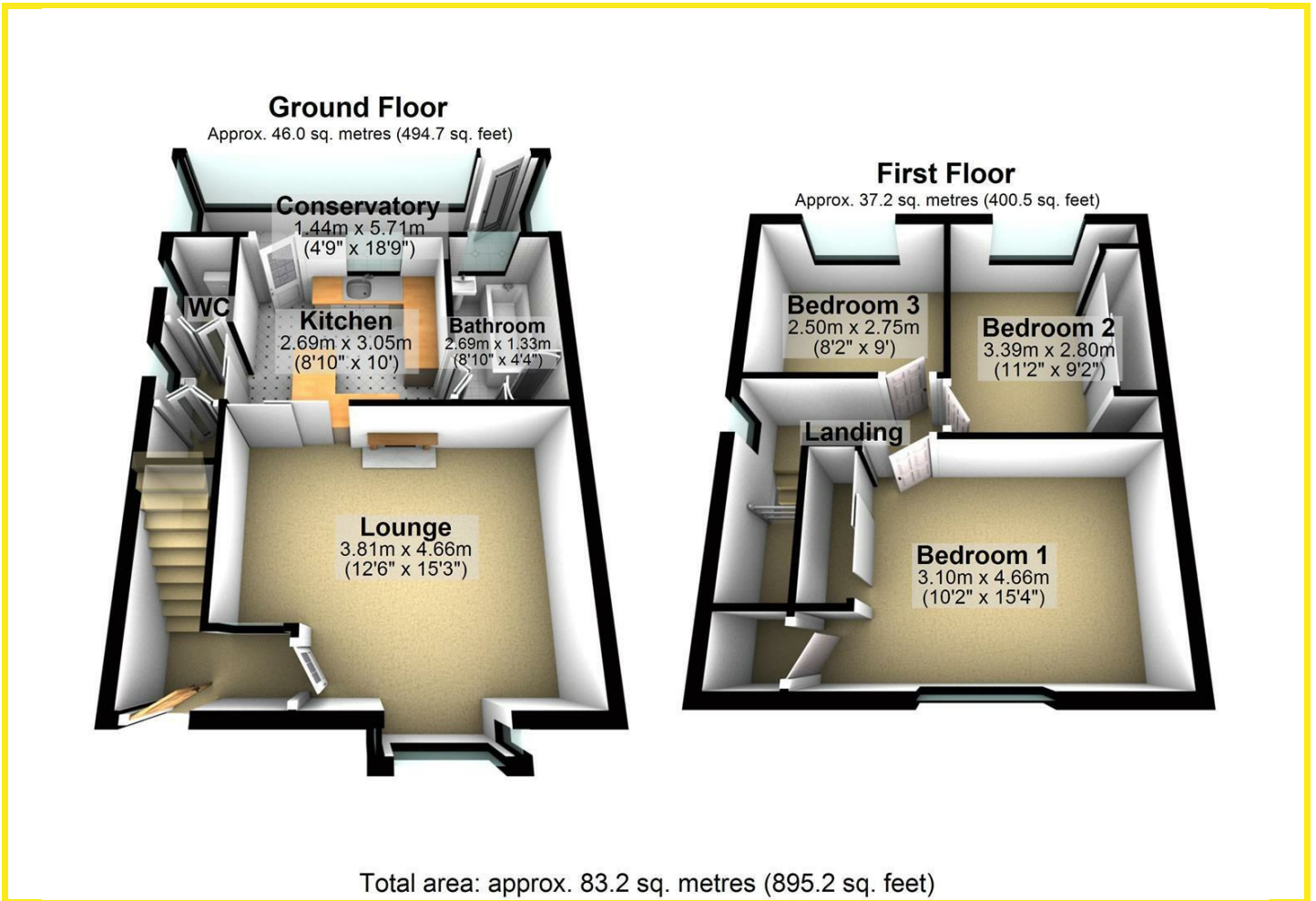
An opportunity has arisen to purchase this three bedroom semi-detached property, situated in the popular village of Sherburn In Elmet and having easy access to local shops, schools and public transport links as well as the A1/M1 motorway. The accommodation briefly comprises: entrance hall, lounge, kitchen, bathroom with separate WC, conservatory and three bedrooms to the first floor. In addition, the property has PVCu double glazed windows and entrance doors, gas central heating with Vokera combination boiler, multi-fuel burner to the lounge, fitted kitchen with units to high and low levels, provision for cooker, plumbing for washing machine and dishwasher, three piece white bathroom suite with independent shower cubicle, rectangular panelled bath and vanity wash basin with cupboard below and fitted wardrobes to two bedrooms. Outside, to the front is an extensive garden providing off road parking for multiple cars and a large lawned area. To the rear is lawned gardens with paved seating areas and storage sheds. The property also enjoys an open outlook to the rear over the countryside.

An early viewing is highly recommended.

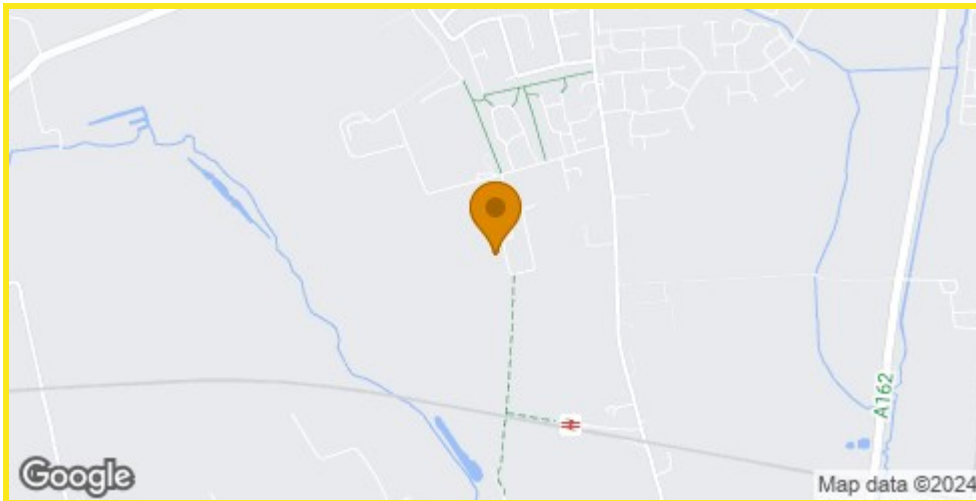




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Sherburn in Elmet office turn left onto Low Street. Take the third turning on the right hand side onto New Lane. Take the second turning on the left hand side onto Highfield Villas and follow the road to the left and round where the property can be seen on the left hand side as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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