

Mike
Dobson



9 Rudstone Grove

Sherburn In Elmet, Leeds, LS25 6BN

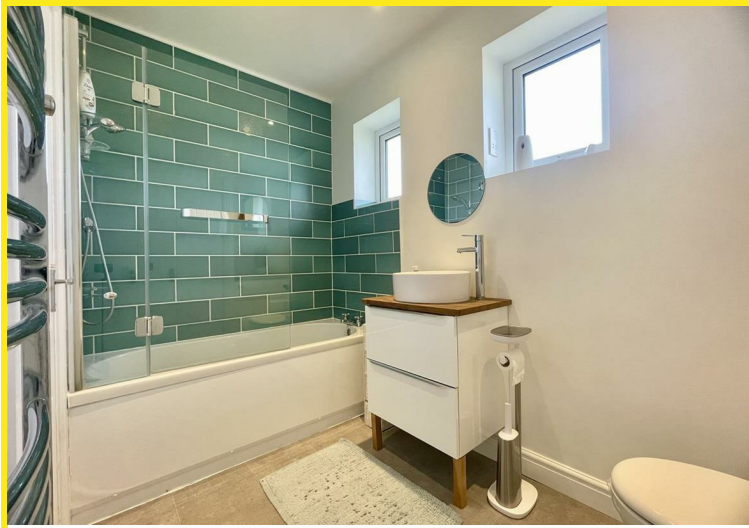
£275,000

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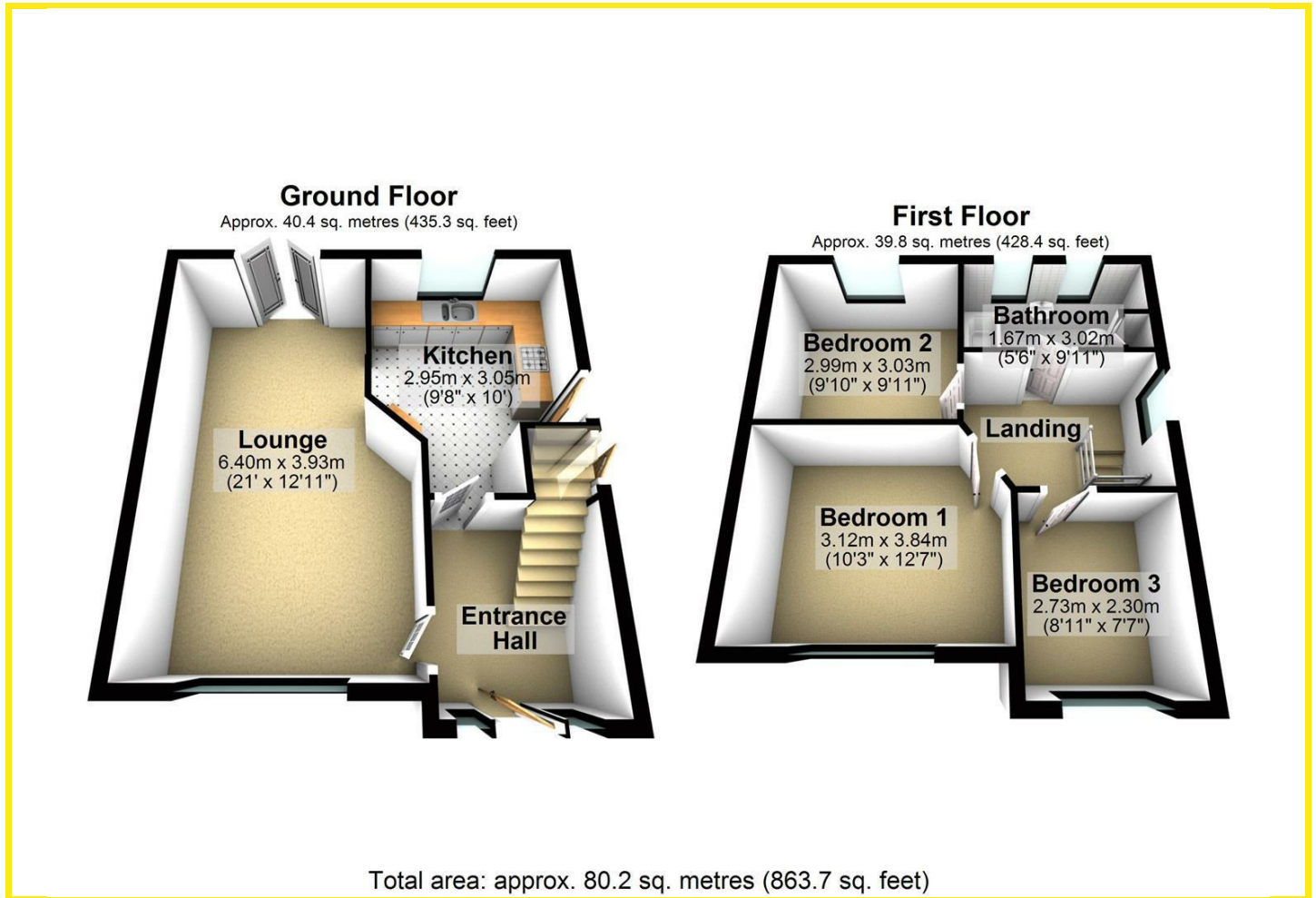
A rare opportunity has arisen to purchase this three bedroom semi-detached property, enjoying open views of the countryside to the rear, situated on this quiet cul-de-sac off Kirkgate yet within walking distance of local shops, schools and public transport links as well as having easy access to the A1/M1 motorway. The accommodation briefly comprises: entrance hall, lounge/dining room, kitchen, first floor landing leading to three bedrooms and bathroom/WC. In addition, the property has PVCu double glazed windows and French doors leading from the lounge/dining room to the rear garden, gas central heating with Ideal combination boiler which has been serviced annually, fireplace with stone hearth and dual fuel stove to the lounge, modern fitted kitchen with a range of dark blue shaker style cupboards, Quartz work surfaces, integrated fridge freezer, microwave and washing machine and provision for range cooker with extractor chimney hood over, modern three piece white suite comprising rectangular panelled bath with shower over and side screen, vanity wash basin with drawers below and concealed cistern low flush WC. Outside, to the front of the property is a driveway providing ample off road parking and leads to a detached single garage. There is also a lawn with a variety of plants and shrubs to the borders and a small seating area. A gateway provides access to the rear garden which has paved seating areas and lawn.

We recommend viewing early to avoid missing out as we don't think this one will stick around long!





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 office turn right onto Low Street. At the traffic lights, take a left onto Kirkgate and then a right just after the Old Girls School Community Centre onto Rudstone Grove where the property can be located on the right hand side around the bend.

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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