

Mike
Dobson



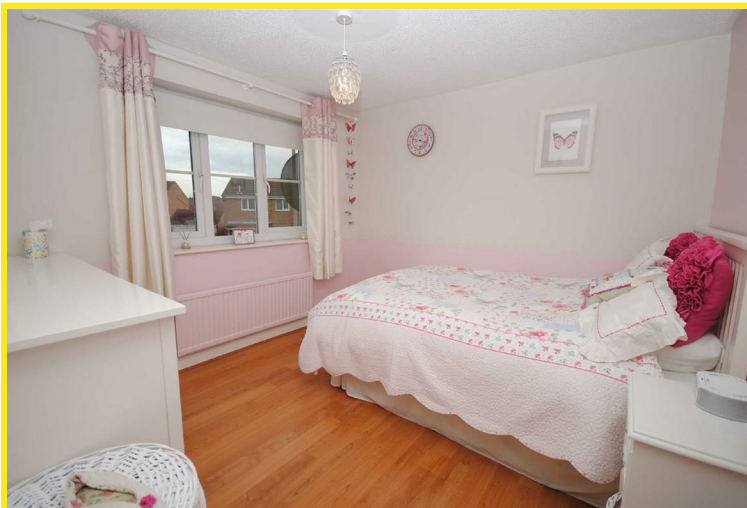
42 The Fairway

Sherburn In Elmet, Leeds, LS25 6LN

Offers Around £285,000

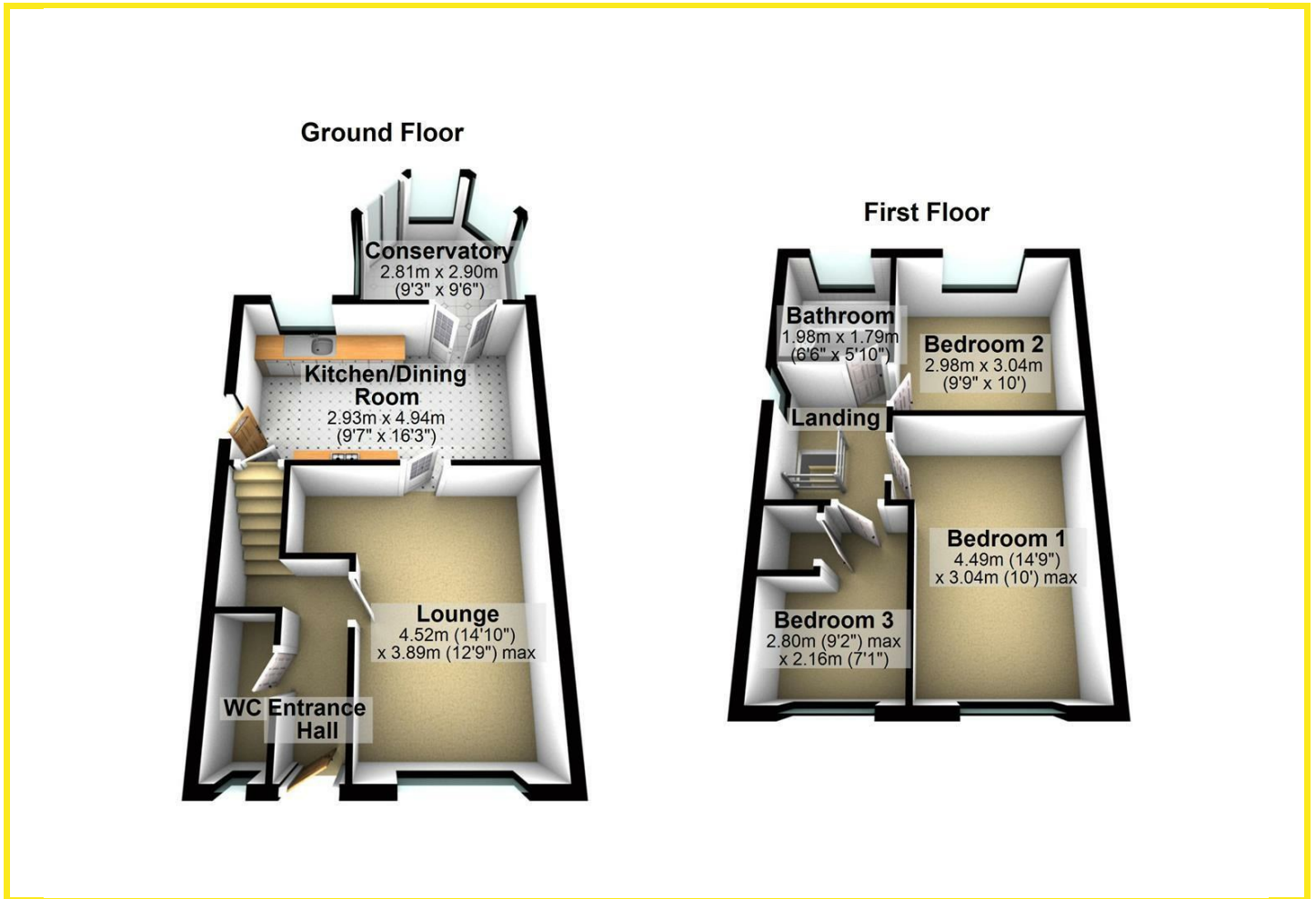
42 The Fairway

We are pleased to offer to the market this well presented three bedroom detached house, situated within a popular development on a corner position and having easy access to local shops, schools and public transport links. The accommodation briefly comprises entrance hall, ground floor cloaks, lounge, dining kitchen, conservatory and three bedrooms to the first floor with bathroom/WC. In addition the property has PVCu double glazed windows, gas central heating with Worcester Bosch combination boiler, fitted kitchen with four ring induction hob and built in electric oven, space for fridge freezer and integrated washing machine, dishwasher and microwave with PVCu double glazed French doors leading to the conservatory having a tiled roof. To the first floor, there is an access point to the loft on the landing, having a pull down ladder and being part boarded, two double bedrooms and a single bedroom with a handy storage cupboard on the bulkhead above the stairs, and a three piece white suite to the bathroom comprising of rectangular panelled bath with electric shower over and shower curtain, concealed cistern low flush WC and vanity wash basin housed in vanity display with double cupboard below. Outside, to the front of the property is an open plan lawned garden with a path and gateway providing access to the fully enclosed rear garden with paved patio and lawn and an access gate which leads to the rear of the property with a driveway and detached garage which has power and light. An early viewing is highly recommended to avoid disappointment.





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		66	
(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 first left turning onto The Fairway where the property can be found just before the park on the right hand side.

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.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP
 Tel: 01977 684258 Email: sherburn@mdboson.co.uk <https://www.mdboson.co.uk>