

Mike
Dobson



8 Pinfold Way

Sherburn In Elmet, Leeds, LS25 6LF

£270,000

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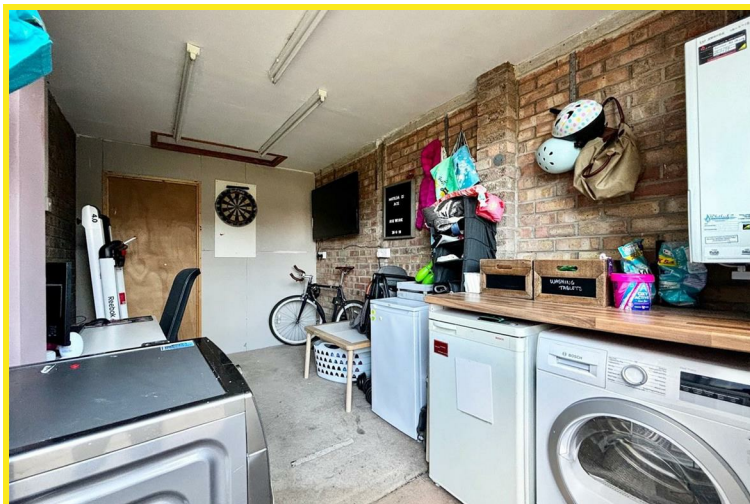
Nestled in the charming cul-de-sac of Pinfold Way of Sherburn In Elmet, this detached house is a gem waiting to be discovered. Boasting a spacious layout with 1 reception room, 3 bedrooms, and a modern fitted kitchen/diner equipped with a five-ring gas hob and double electric oven, this property offers comfort and style in one package.

Situated on a corner plot, this house provides ample space for outdoor activities and gardening enthusiasts. With off road parking available, a larger than average garage, and a separate utility/office space, convenience is at the forefront of this property's design.

The four-piece white bathroom suite adds a touch of luxury to this already impressive home with an independent shower cubicle, bath, vanity wash basin and concealed cistern low flush WC. Outside, there is a spacious garden with large patio seating area and lawn. Whether you're looking to relax in a hot bath after a long day or entertain guests in the spacious reception room, this house caters to all your needs.

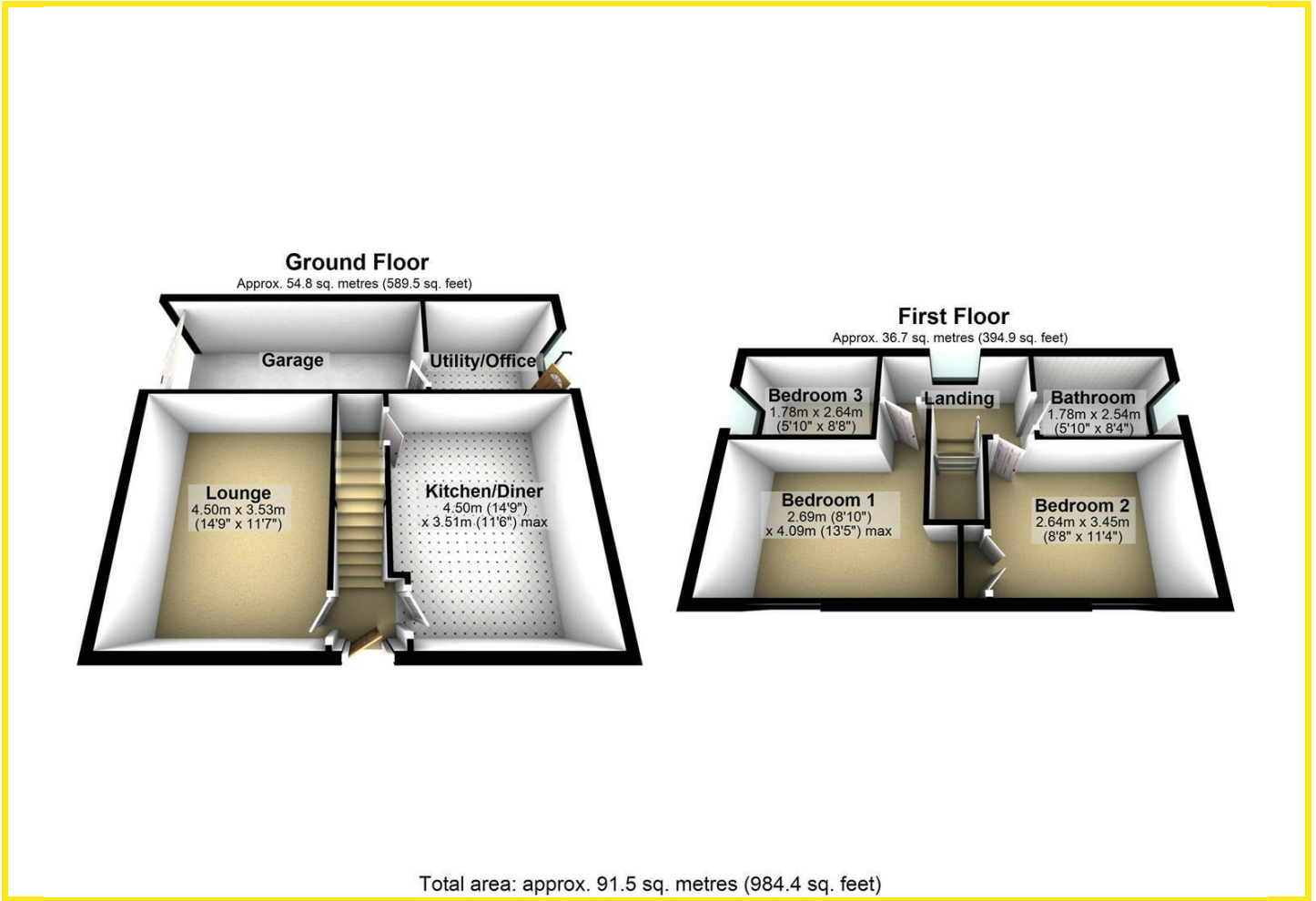
The property also offers easy access to local shops, schools and public transport links, making it an ideal location for any potential buyer.

Don't miss the opportunity to make this house your new home today.

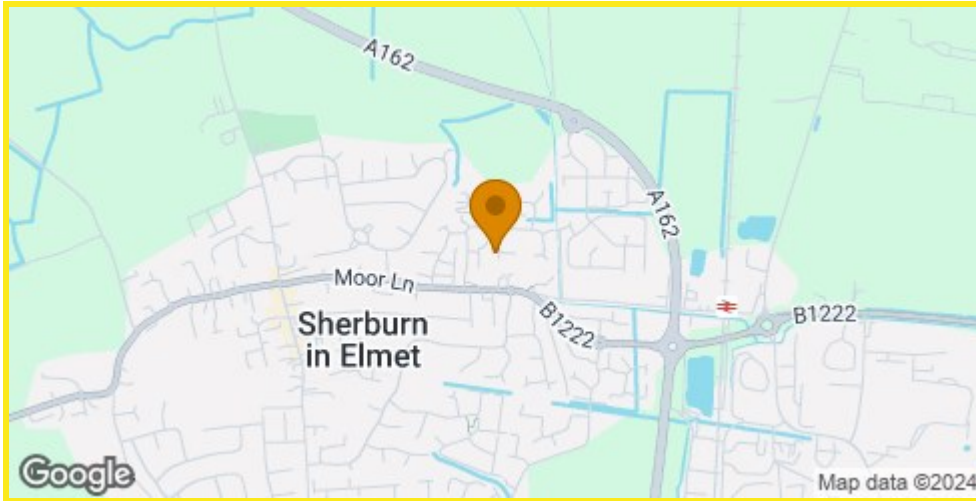




Floor Plan



Area Map



Energy Efficiency Graph

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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 right onto Low Street and proceed to the traffic lights. Turn right onto Moor Lane and take the fourth turning left onto Pinfold Avenue. Proceed to the bottom of the street and bear right onto Pinfold Garth. Take the next right turning onto Pinfold Way where the property can be seen 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.

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