

Mike  
**Dobson**



**2 Showfield Close**

Sherburn In Elmet, Leeds, LS25 6LW

**£285,000**



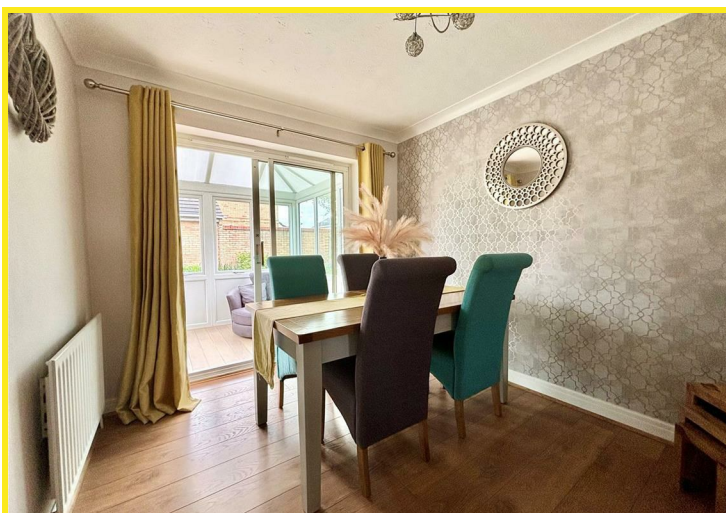
## 2 Showfield Close

Welcome to this charming detached house located in the desirable cul-de-sac of Showfield Close, Sherburn In Elmet. Having easy access to local amenities as well as the A1/M1 motorway, this property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family and with three bedrooms, there is ample space for everyone in the household.

The property features a separate dining room, ideal for hosting dinner parties or enjoying family meals together. Additionally, the conservatory offers a lovely space to unwind while enjoying views of the landscaped garden, complete with a pond and a variety of plants and shrubs as well as a large lawned area.

The property also benefits from fitted furniture in the main bedroom, comprising of wardrobes and drawers, providing both style and functionality. The four-piece white bathroom suite adds a touch of elegance to the property with the option of relaxing in the bath or a quick and easy shower.

Parking is made easy with space for two vehicles, ensuring convenience for you and your guests. Whether you're looking for a peaceful retreat or a place to create lasting memories, this property offers a wonderful opportunity to make it your own.

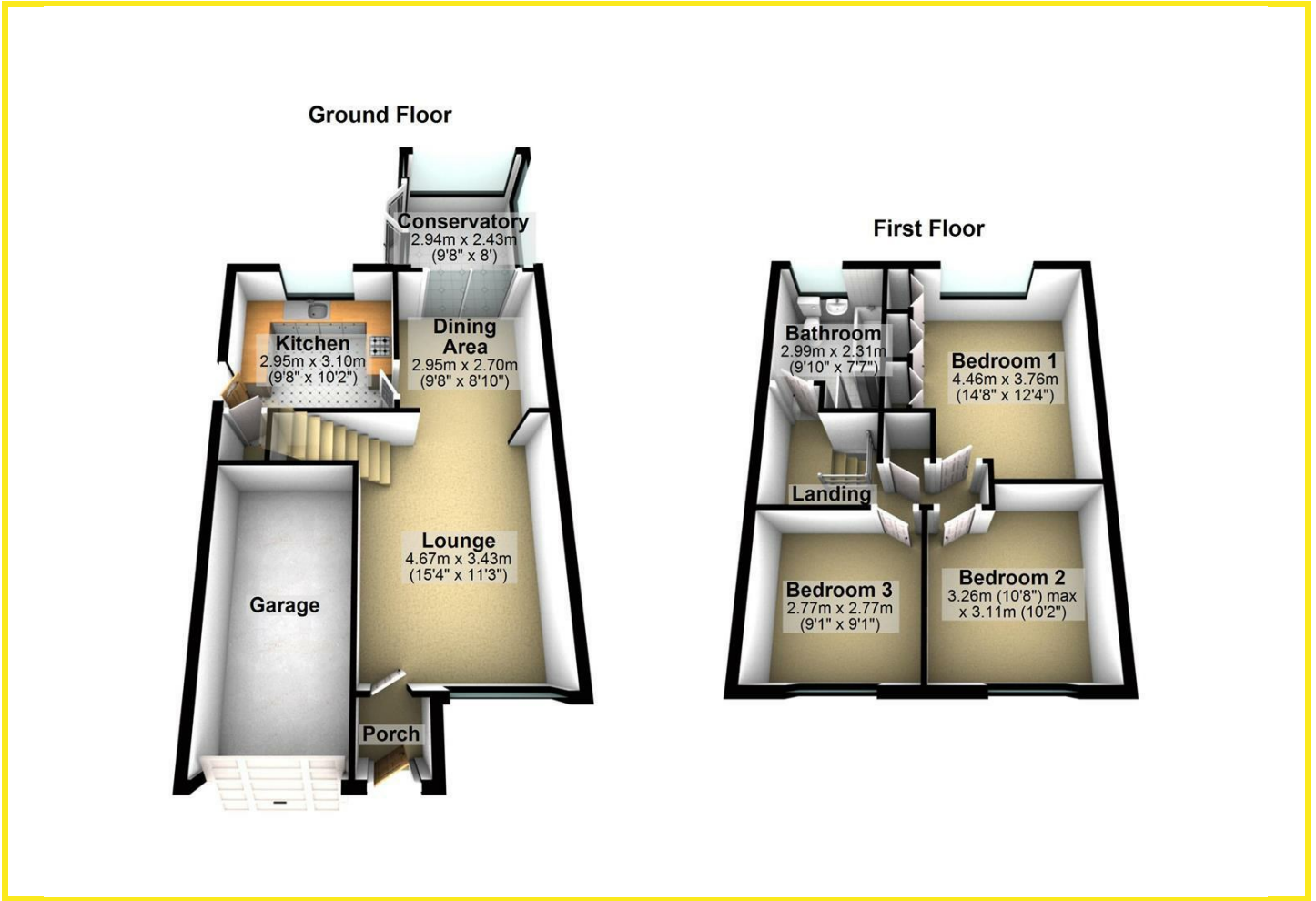








# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	86
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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 and then your first left onto Showfield Close where the property can be located immediately on the right 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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