

Mike  
**Dobson**



**77 Moor Lane**

Sherburn In Elmet, Leeds, LS25 6DZ

**Offers Around £285,000**

# 77 Moor Lane

Ideally located on Moor Lane in Sherburn In Elmet, this delightful detached house is a true gem waiting to be discovered. Boasting a spacious reception room, kitchen/diner, three cosy bedrooms, and a stylish bathroom, this property offers comfort and elegance in equal measure.

Step inside to find a home that has been lovingly re-decorated throughout, with new carpets adding a touch of luxury underfoot. The modern re-fitted kitchen is a chef's dream, complete with a four-ring electric hob and oven, perfect for whipping up culinary delights. The bathroom has also been updated and comprises of a P shaped bath with shower over and side screen, vanity unit with cupboards and wash basin, plus low flush WC.

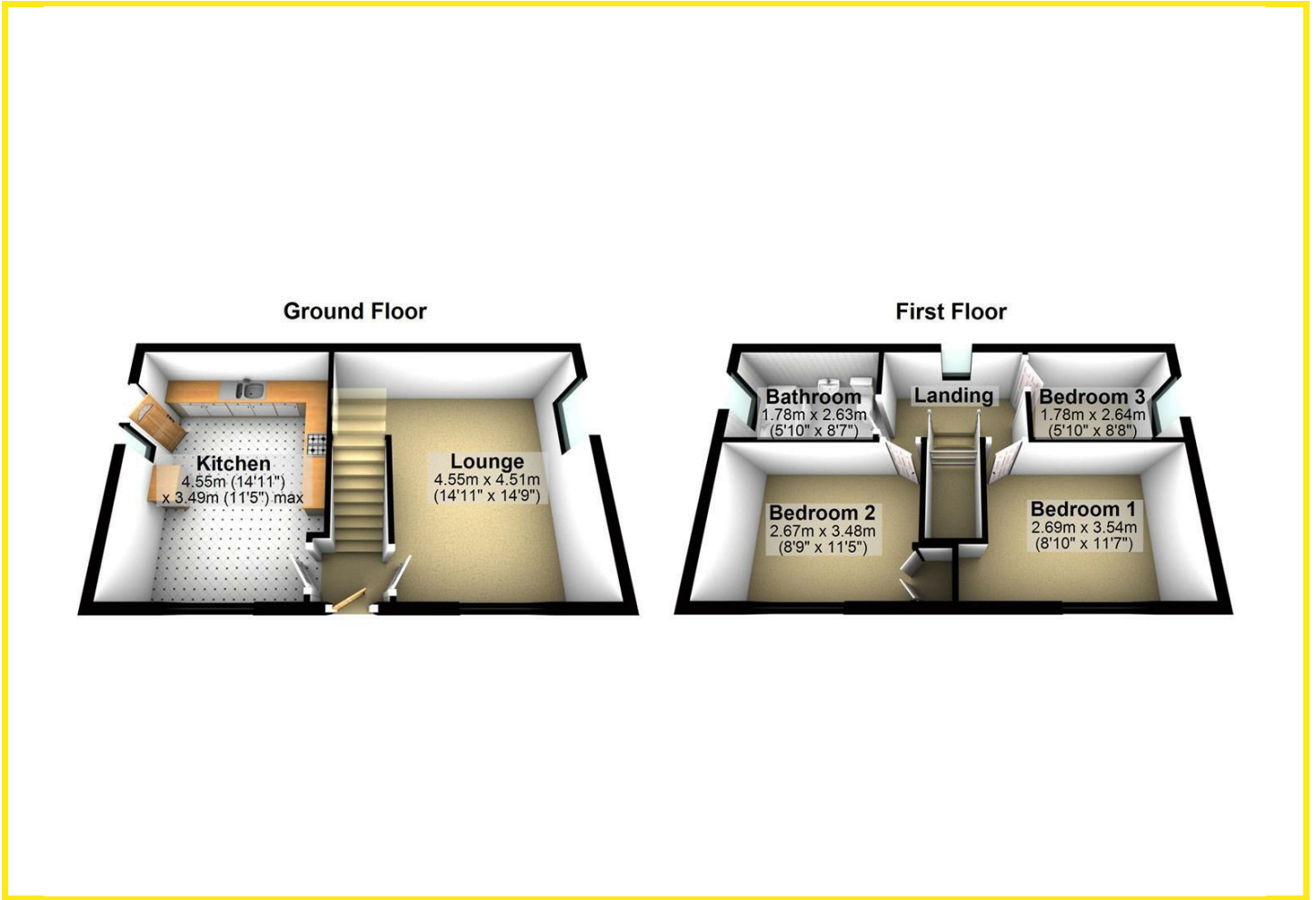
Noteworthy features include a new combination boiler, ensuring warmth and efficiency, and PVCu double glazed entrance doors, to match the existing PVCu double glazed windows throughout, and that welcome you into a bright and inviting space. With parking for two vehicles and a garage, convenience is at your doorstep.

Whether you're looking to relax in the tranquillity of the countryside or entertain guests in style, this property offers the perfect blend of comfort and sophistication. Don't miss the opportunity to make this house your home sweet home.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Sherburn office turn right to the junction, taking a right onto Low Street. At the traffic lights, turn right onto Moor Lane and continue along this road where the property can be found on the left hand side as indicated by the agents board.

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