

*Mike*  
**Dobson**



**44 Church Hill**

Sherburn In Elmet, Leeds, LS25 6AX

**Chain Free £272,000**



# 44 Church Hill

Being offered with no onward chain and nestled in the charming village of Sherburn In Elmet, this delightful semi-detached house on Church Hill offers a perfect blend of modern living and traditional character. Recently redecorated, the property boasts new flooring throughout, creating a fresh and inviting atmosphere.

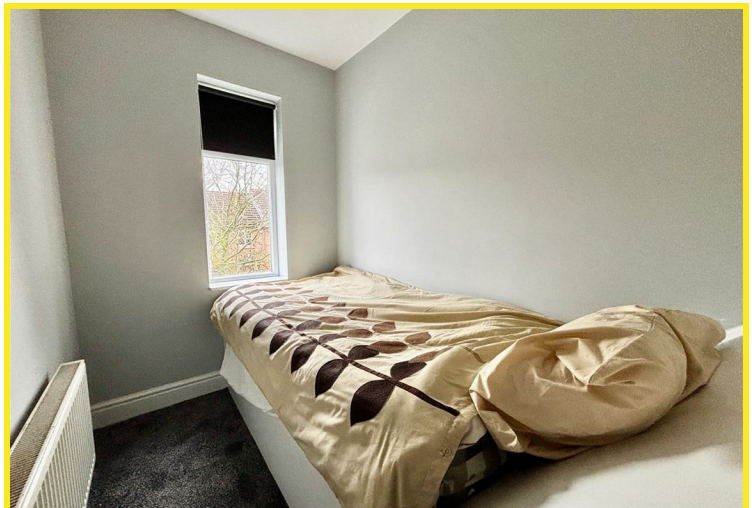
Upon entering, you will find a spacious reception room, ideal for both relaxation and entertaining. The lounge features a stunning cast iron fireplace, adding a touch of elegance and warmth to the space. The property comprises three well-proportioned bedrooms, with the same charming fireplace featured in the first two, enhancing the character of the home. There is also the added benefit of a cellar accessed via the cupboard under the stairs, with stone steps leading down and a light, perfect for use as an extra storage space.

The heart of the house is the open plan kitchen and dining room, which is perfect for family gatherings and social occasions. The kitchen is well-equipped and flows seamlessly into the dining area, where a PVCu double glazed door opens out to the rear garden, allowing for an abundance of natural light.

The modern four-piece bathroom suite has been thoughtfully re-fitted, providing a stylish and functional space for relaxation with rectangular panelled bath, walk in shower, pedestal wash basin and low flush WC.

Outside, the property benefits from a shared driveway and off-road parking to the rear, ensuring convenience for residents and guests alike. The rear garden features a paved seating area, perfect for al fresco dining, alongside a well-maintained lawn, offering a lovely outdoor space for children to play or for gardening enthusiasts.

This property is an excellent opportunity for families or professionals seeking a comfortable home in a friendly community, with easy access to local amenities and transport links. Don't miss the chance to make this charming house your new home.

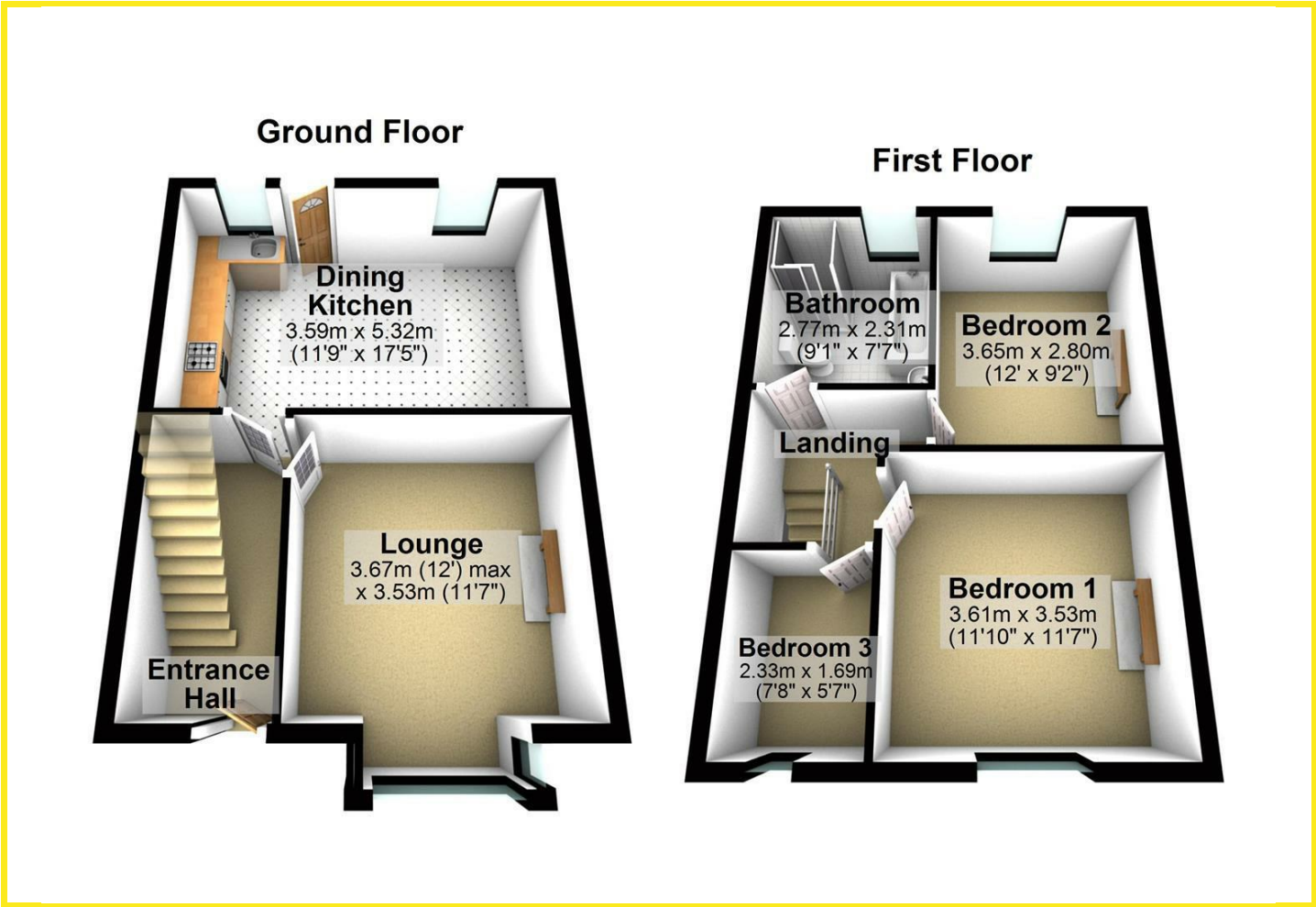








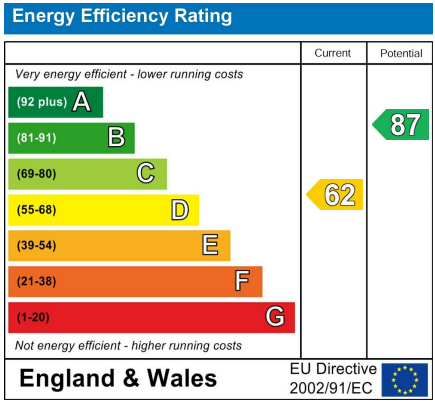
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our office turn right onto Low Street, taking a left at the traffic lights onto Kirkgate, which then becomes Church Hill. Continue over the mini roundabout where the property can be found on the right hand side, as indicated by the agents board.

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