

Mike
Dobson



6 Croftway

Sherburn In Elmet, Leeds, LS25 6BW

Chain Free £270,000

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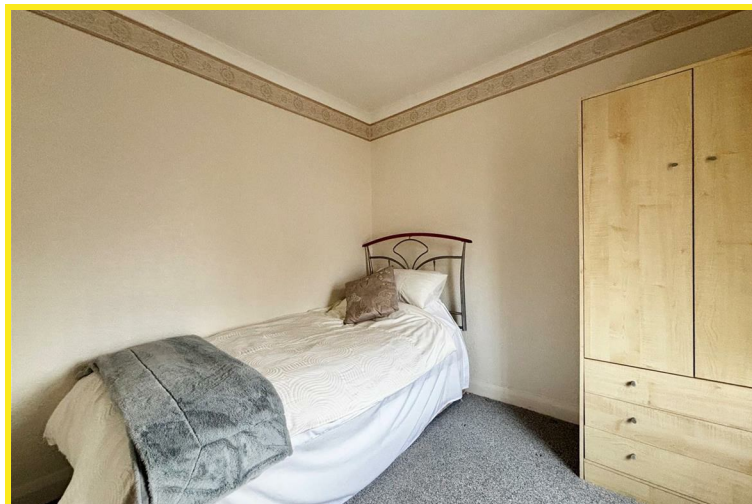
Nestled in the desirable area of Croftway, Sherburn In Elmet, this charming semi-detached house presents an excellent opportunity for those looking to create their dream home. Boasting three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by a generous open plan lounge and dining room, providing a versatile area for both relaxation and entertaining. The addition of a conservatory, with sliding doors that lead to the rear garden, enhances the living space and invites an abundance of natural light, making it an ideal spot to enjoy the changing seasons.

Set on a large plot, this home offers ample outdoor space, perfect for gardening enthusiasts or for children to play. While the property is in need of modernisation, it presents a blank canvas for buyers to infuse their personal style and preferences, ensuring that it can be transformed into a contemporary haven. Externally, a large driveway provides off road parking for multiple cars and leads to a detached single garage with up and over door. A gateway leads to the private and enclosed garden with paved patio seating, lawn and shrub beds to the borders.

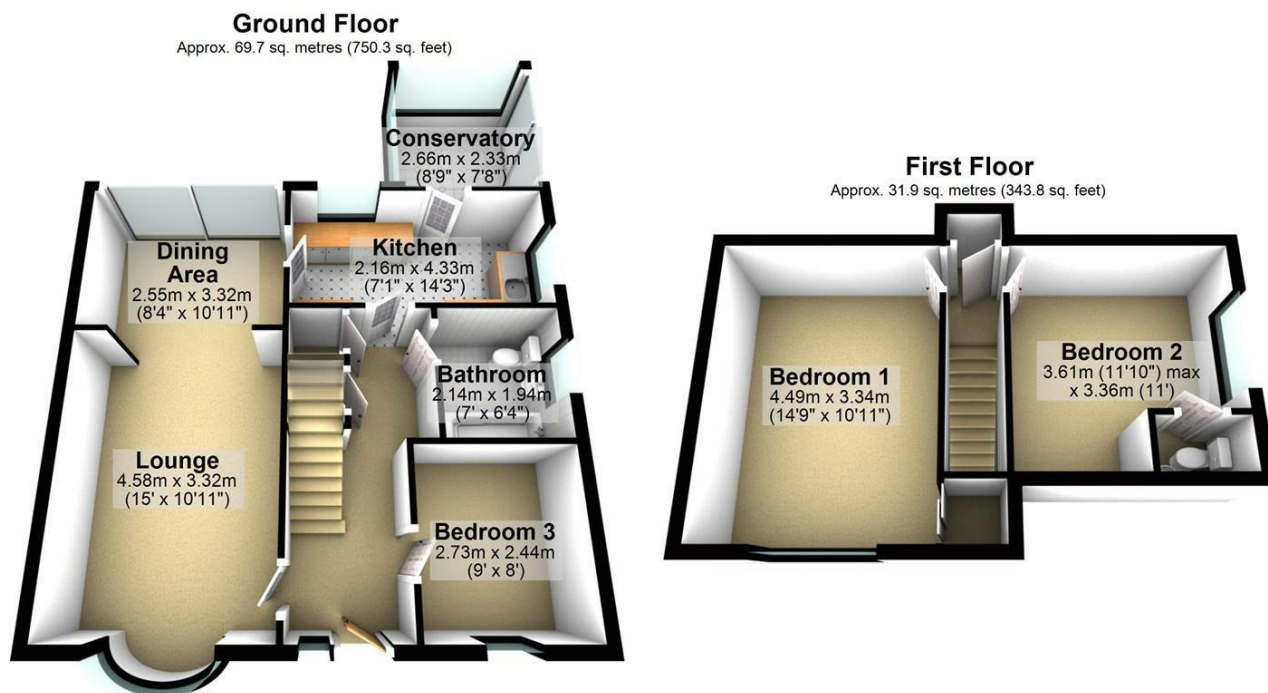
The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home. Located on a sought-after street, this property is well-positioned within the community, providing easy access to local amenities and transport links.

In summary, this semi-detached house on Croftway is a fantastic opportunity for those looking to invest in a property with potential. With its spacious layout, large plot, and desirable location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this house your own.



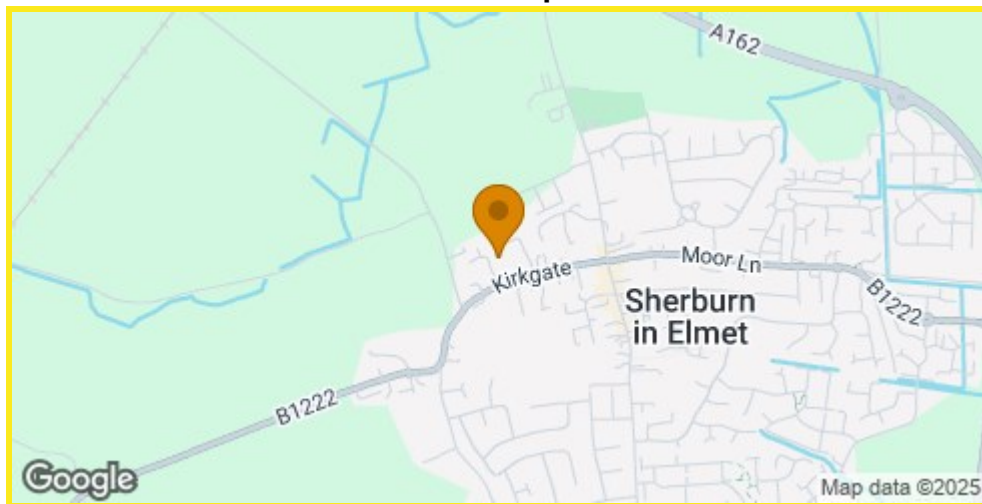


Floor Plan




Total area: approx. 101.7 sq. metres (1094.2 sq. feet)

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		70	85
<p>England & Wales</p>		EU Directive 2002/91/EC	

Directions

From our Sherburn In Elmet office turn right onto Low Street. At the traffic lights turn left onto Kirkgate. Croftway is the second turning 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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