

Mike
Dobson



40 Pinfold Garth

Sherburn In Elmet, Leeds, LS25 6LE

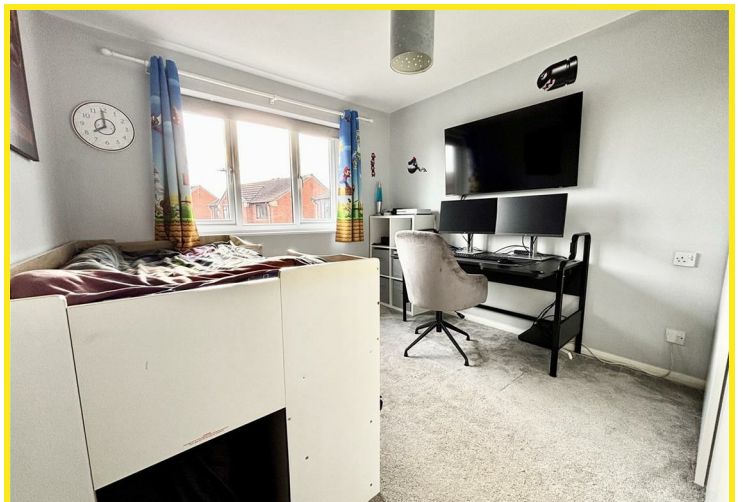
£264,995

40 Pinfold Garth

Nestled in the tranquil cul-de-sac of Pinfold Garth, Sherburn In Elmet, this spacious three-bedroom semi-detached house offers a perfect blend of comfort and modern living. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests. The fitted kitchen is equipped with integrated appliances to include fridge freezer and dishwasher, making it a delightful space for culinary enthusiasts.

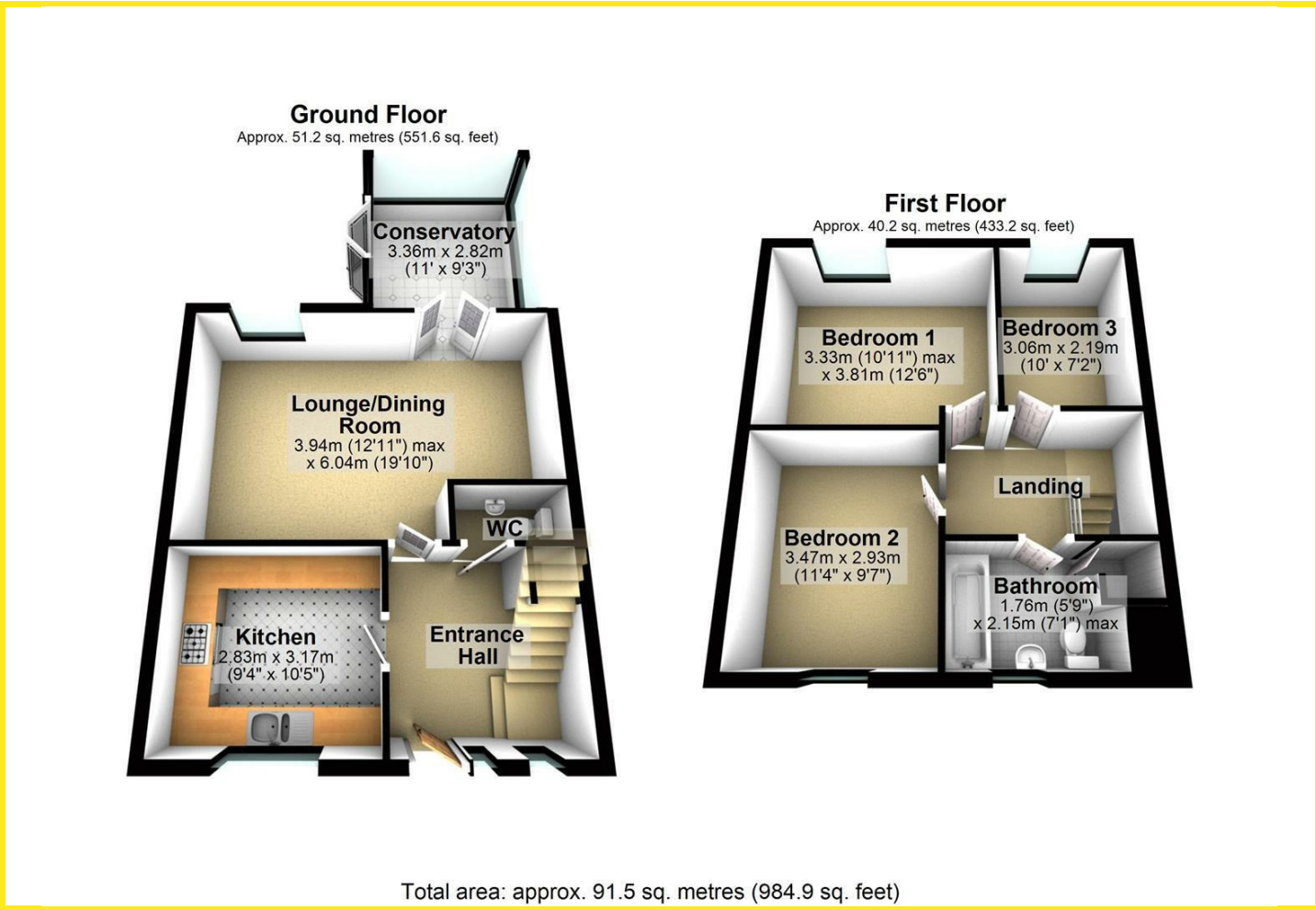
Convenience is key with a ground floor WC and a three piece white bathroom suite to the main bathroom, ensuring ease of access for both residents and visitors. A conservatory with French doors opens to the large rear garden, featuring a decked seating area, lawn, and a charming summerhouse that has been thoughtfully converted into a functional office space. This versatile area is ideal for those who work from home or simply wish to enjoy a peaceful retreat.

Additionally, the property offers off-road parking for two vehicles, complemented by a detached single garage, providing further storage options. With its quiet location and generous living spaces, this home is perfect for families or anyone seeking a serene lifestyle while remaining close to local amenities. Don't miss the opportunity to make this delightful property your own.

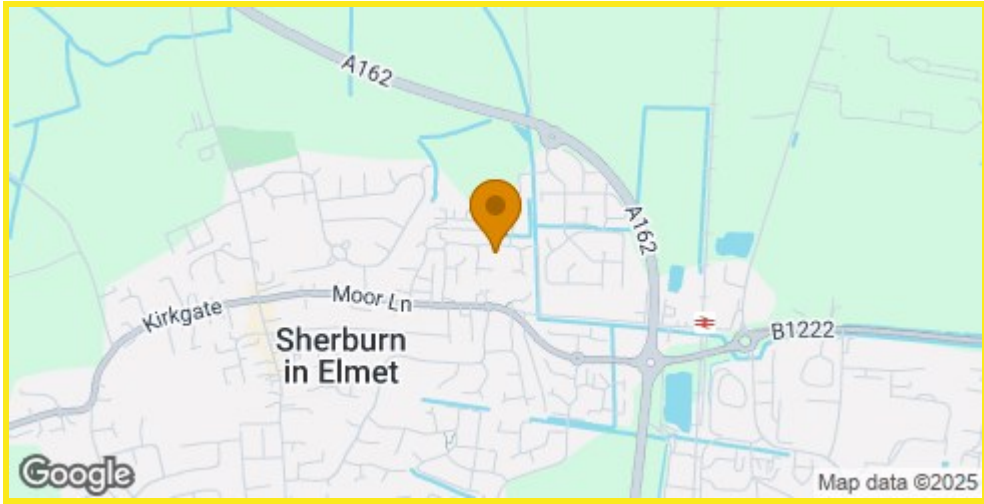




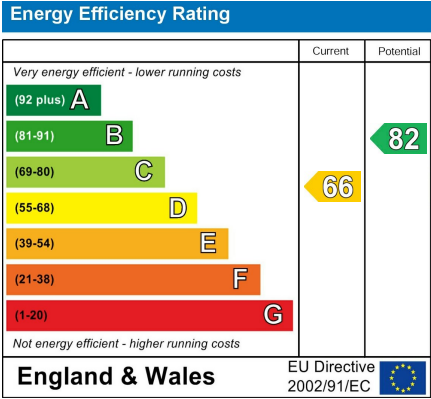
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn right onto Low Street and continue to the traffic lights. Turn right onto Moor Lane and take the fifth turning left to the bottom of Pinfold Avenue. Follow the road around, taking your second left onto Pinfold Garth and continue around into the cul-de-sac where the property can be located on the right hand side.