



Cawthorne Close, East Herringthorpe



This well-presented Three Bedroom Semi-Detached home offers an abundance of living space and practical features, making it an ideal choice for families and first-time buyers. The property boasts a spacious lounge with a feature double-sided log burner, giving heat to the lounge as well as a large kitchen with an adjoining utility room and downstairs w/c. The two main bedrooms are great in size with additional storage, whilst the third bedroom a good size for a double room also with additional storage.

A tiered rear garden that is perfect for outdoor living. With potential off-road parking, a low-maintenance front garden, and a useful outbuilding, this home offers both comfort and convenience. Located within distance of reputable Schools and

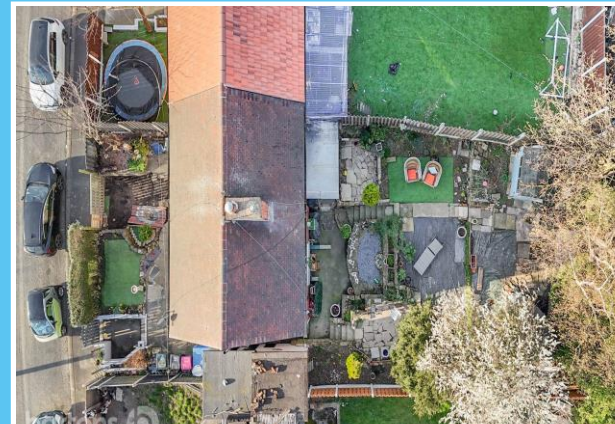
Offers In The Region Of £160,000





ACCOMMODATION

- Well Presented Semi-Detached
- Three Bedrooms & Family Bathroom
- Lounge / Kitchen With Feature Double-Sided Log Burner
- Utility & Downstairs W/C
- Tiered Rear Garden & Low Maintenance Front Garden
- Potential Off-Road Parking
- Close Proximity To Local Schools
- FREEHOLD / Council Tax Band A



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.

1ST FLOOR
430 sq.ft. (39.9 sq.m.) approx.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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