



Burns Drive, Herringthorpe



Guide Price: £150,000 to £160,000. Situated in the popular area of Herringthorpe, this THREE Bedroom semi-detached property offers an excellent location close to local schools, amenities, and transport links. An ideal purchase for FIRST TIME BUYERS, INVESTORS OR GROWING FAMILIES.

The property has been fully refurbished throughout, including brand new flooring, and is ready to move straight into. The Entrance Hall leads into a neutrally decorated Lounge featuring useful downstairs storage, flowing through to the newly fitted, modern Kitchen with space for appliances, along with a downstairs Bathroom complete with a full-size bath and mains shower over. To the first floor are THREE generously sized Bedrooms, with the Master Bedroom benefiting from built-in storage. Externally, the rear garden is a mix of paved, lawned, and decked areas, creating a fantastic seating and entertaining space and offering the new owner the opportunity to put their own stamp on it. To the front is a driveway providing off-road parking along with a detached garage.

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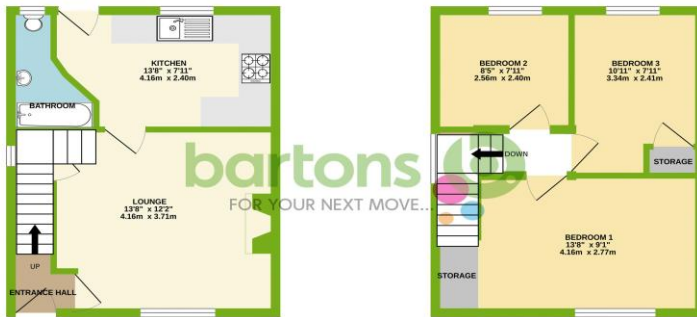
## ACCOMMODATION

- THREE Bedroom Semi Detached House in Herringthorpe
- Fully Refurbished Throughout!
- TURN KEY READY- Perfect purchase for FIRST TIME BUYERS or INVESTORS!
- Spacious Lounge & Modern Fitted Kitchen
- THREE Generously sized Bedrooms
- Efficient and stylish downstairs Bathroom
- Large Garden to Rear & Detached Garage
- Virtual Tour Available!



GROUND FLOOR  
320 sq. ft. (29.7 sq. m.) approx.

1ST FLOOR  
309 sq. ft. (28.7 sq. m.) approx.



TOTAL FLOOR AREA: 629 sq. ft. (58.4 sq. m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, the floorplan is not a guarantee of measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with a prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
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(92+)	A		89
(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			
England & Wales		EU Directive 2002/91/EC	
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