

HUNTERS®

HERE TO GET *you* THERE



Church Hill Terrace

Church Hill, Sherburn In Elmet, Leeds, LS25 6FL

£1,200 Per Calendar Month



Enquire now to avoid missing out on this superb and well presented family home that offers many bespoke features and fixtures and fittings throughout.

The property briefly comprises; a superb kitchen/diner including appliances; integrated hob and oven, with double patio doors leading to the sun trap rear garden and driveway parking. A generous hallway leads to the beautifully presented living room and ground floor WC.

The first floor has the master bedroom with a shower en-suite facility and a further double bedroom, single bedroom and modern three piece family bathroom with shower over bath. Each bedroom is of a good size.

Overall a beautifully finished three bedroom home that is really not to be missed. The property is located on a quiet development on the outskirts of Sherburn In Elmet.

Sherburn In Elmet is a market and parish-town offering an idyllic village location for rural living with excellent transport links and convenient access to A1/M1/M62 motorway network for those commuting to Leeds, York or Selby etc. **EPC RATING C**VIEWING HIGHLY RECOMMENDED!



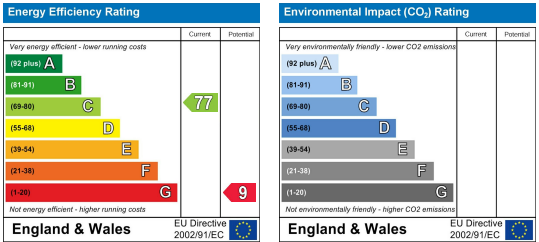
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.