

Mike
Dobson



39 Highfield Villas

Sherburn In Elmet, Leeds, LS25 6AJ

£255,000

39 Highfield Villas

Chain free and recently decorated, nestled in the charming area of Highfield Villas, Sherburn In Elmet, this impressive mid-terrace house offers a perfect blend of modern living and comfort. With four spacious double bedrooms, including an exceptional master suite complete with an ensuite bathroom and a delightful Juliette balcony, this property is designed for both relaxation and style. The far-reaching views from the master bedroom add a touch of serenity to your daily routine.

There is a modern kitchen, equipped with integrated appliances that make cooking a pleasure. The large lounge, featuring a multi-fuel log burner, provides a warm and inviting space for family gatherings or quiet evenings in. Additionally, the conservatory, which has the potential to be converted into an extension, offers versatility and an abundance of natural light, perfect for enjoying the garden views.

Speaking of the garden, the larger than average private outdoor space is a true gem, ideal for entertaining or simply unwinding in a peaceful setting. The property also boasts a driveway that can accommodate multiple cars, ensuring convenience for you and your guests.

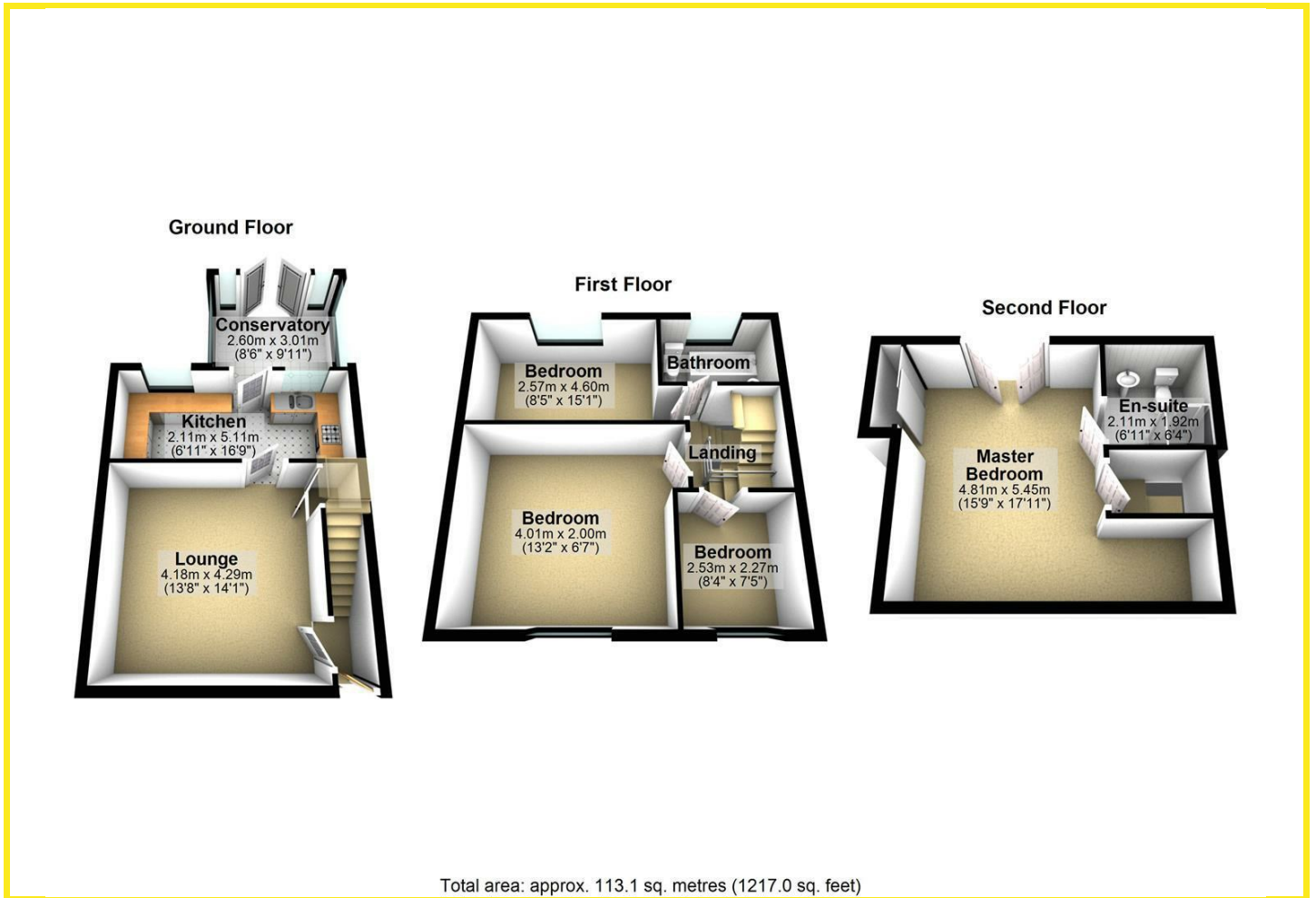
With two well-appointed bathrooms, including a fully tiled modern design, this home caters to the needs of a busy family. The gas central heating and modern technology throughout the property ensure comfort and efficiency.

Situated in a quiet, tucked-away location, this extended terrace house is a rare find, combining spacious living with a tranquil atmosphere. Whether you are looking for a family home or a place to entertain, this property is sure to impress. Don't miss the opportunity to make this wonderful house your new home.

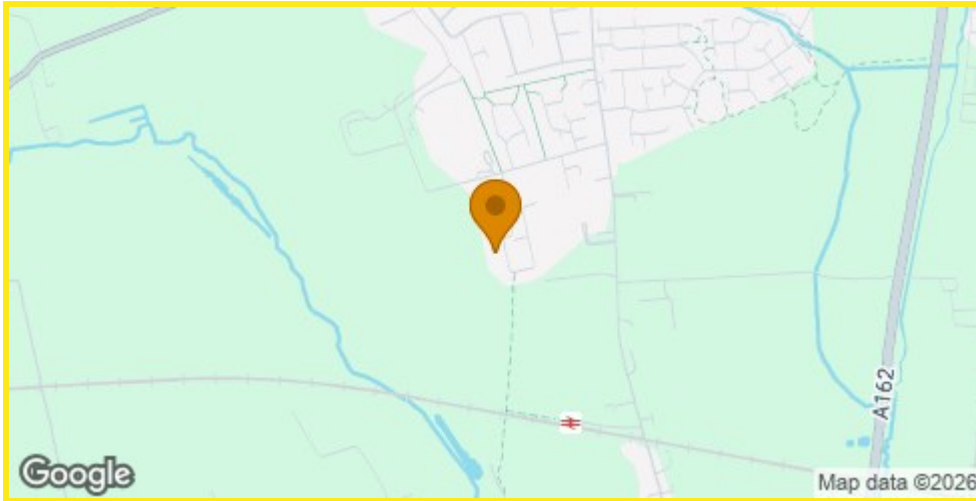




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(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	

Directions

From our Sherburn in Elmet office turn left onto Low Street. Take the third turning on the right hand side onto New Lane. Take the second turning on the left hand side onto Highfield Villas and follow the road to the left and round where the property can be seen on the left hand side as indicated by the agents board.

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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