

*Mike*  
**Dobson**



**11 Kirkgate**

Sherburn In Elmet, Leeds, LS25 6BH

**£119,995**

# 11 Kirkgate

Nestled in the charming village of Sherburn In Elmet, this delightful semi-detached house on Kirkgate presents an excellent opportunity for those seeking a comfortable and modern living space. With no onward chain, this property is ready for you to move in and make it your own.

The home features a well-appointed reception room that serves as a welcoming space for relaxation, boasting a stylish media wall, complete with cupboards in the recesses and an inset electric fire, creating a cosy atmosphere for evenings in. The modern fitted kitchen is equipped with an oven, hob, and extractor, making it ideal for culinary enthusiasts.

The property comprises one spacious bedroom, perfect for restful nights, and a re-fitted three-piece white shower suite. This contemporary bathroom features a walk-in shower, a pedestal wash basin, and a low flush WC, ensuring convenience and comfort.

Outside, the re-paved rear garden offers a lovely outdoor space for enjoying the fresh air, whether it be for gardening, entertaining, or simply unwinding after a long day.

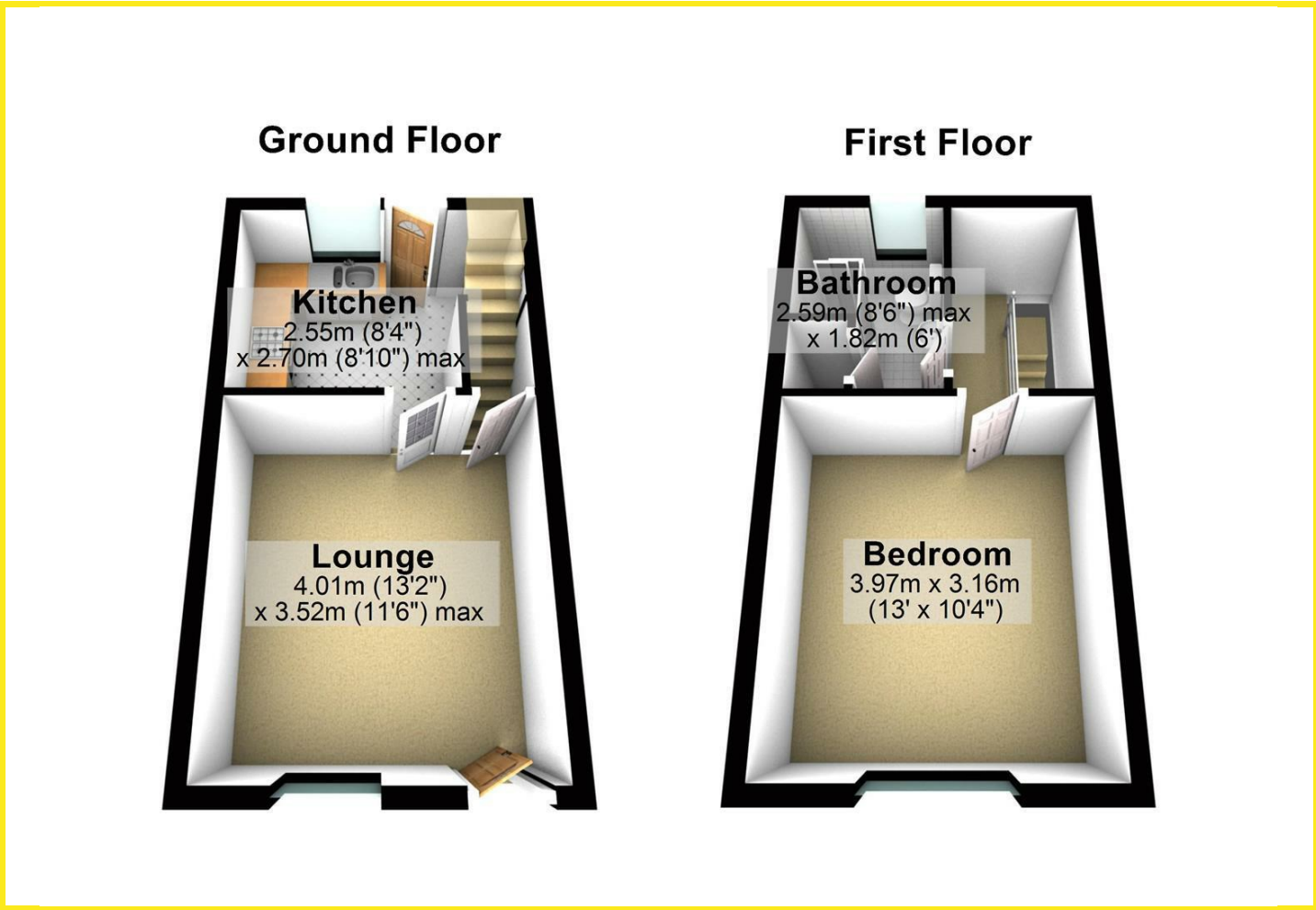
Situated within walking distance to all local amenities, this home provides easy access to shops, cafes, and essential services, making it an ideal choice for those who appreciate convenience.

In summary, this semi-detached house in Sherburn In Elmet is a perfect blend of modern living and accessibility, making it a wonderful opportunity for first-time buyers or those looking to downsize. Don't miss the chance to view this charming property.

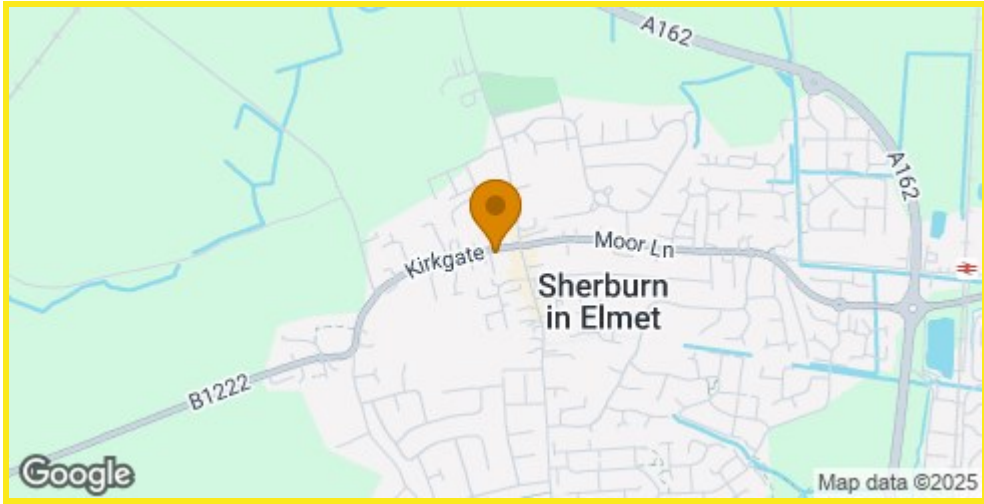




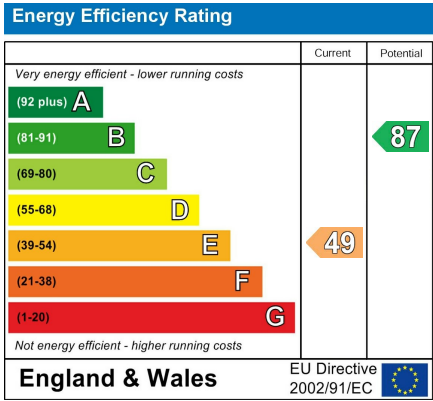
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn right onto Low Street and proceed to the traffic lights. Turn left at the lights onto Kirkgate where the property can be located on the left hand side.

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