Mike Dobson







42 Church Hill

Sherburn In Elmet, Leeds, LS25 6AX

£260,000

42 Church Hill

Sitting in the charming area of Church Hill, Sherburn In Elmet, this stunning traditional semi-detached house offers a delightful blend of modern comforts and classic features. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by a large lounge adorned with bay windows that flood the room with natural light, complemented by a traditional feature fireplace that adds character and warmth. The newly decorated interiors create a fresh and inviting atmosphere throughout the home. The sliding doors lead you into the dining room, which also boasts a feature fireplace and a new radiator, making it an ideal space for entertaining guests or enjoying family meals.

The brand new kitchen is a highlight, equipped with an integrated oven, electric hob, and fridge freezer, ensuring that culinary enthusiasts will feel right at home. The property has been rewired and features a brand new Baxi combi boiler, providing peace of mind and energy efficiency.

The master bedroom is a generous double room with built-in wardrobes, while the second bedroom is also a spacious double with its own feature fireplace. The third bedroom is a good-sized single, perfect for a child's room or a home office. New flooring throughout enhances the modern feel of the home.

Outside, the large private rear courtyard offers space for multiple cars and includes a shed for additional storage. The shared drive which belongs to the property gives access to the neighbour. The bathroom features a bath with a shower over and a stylish white suite, catering to all your needs.

Set in a lovely elevated position, the front garden is beautifully planted with trees and shrubs, providing a pleasant view. This property is ideally located close to all local amenities, making it a fantastic choice for those seeking a vibrant community. This semi-detached house is a true gem, combining traditional charm with modern livin









Sherburn In Elmet, Leeds, LS25 6AX





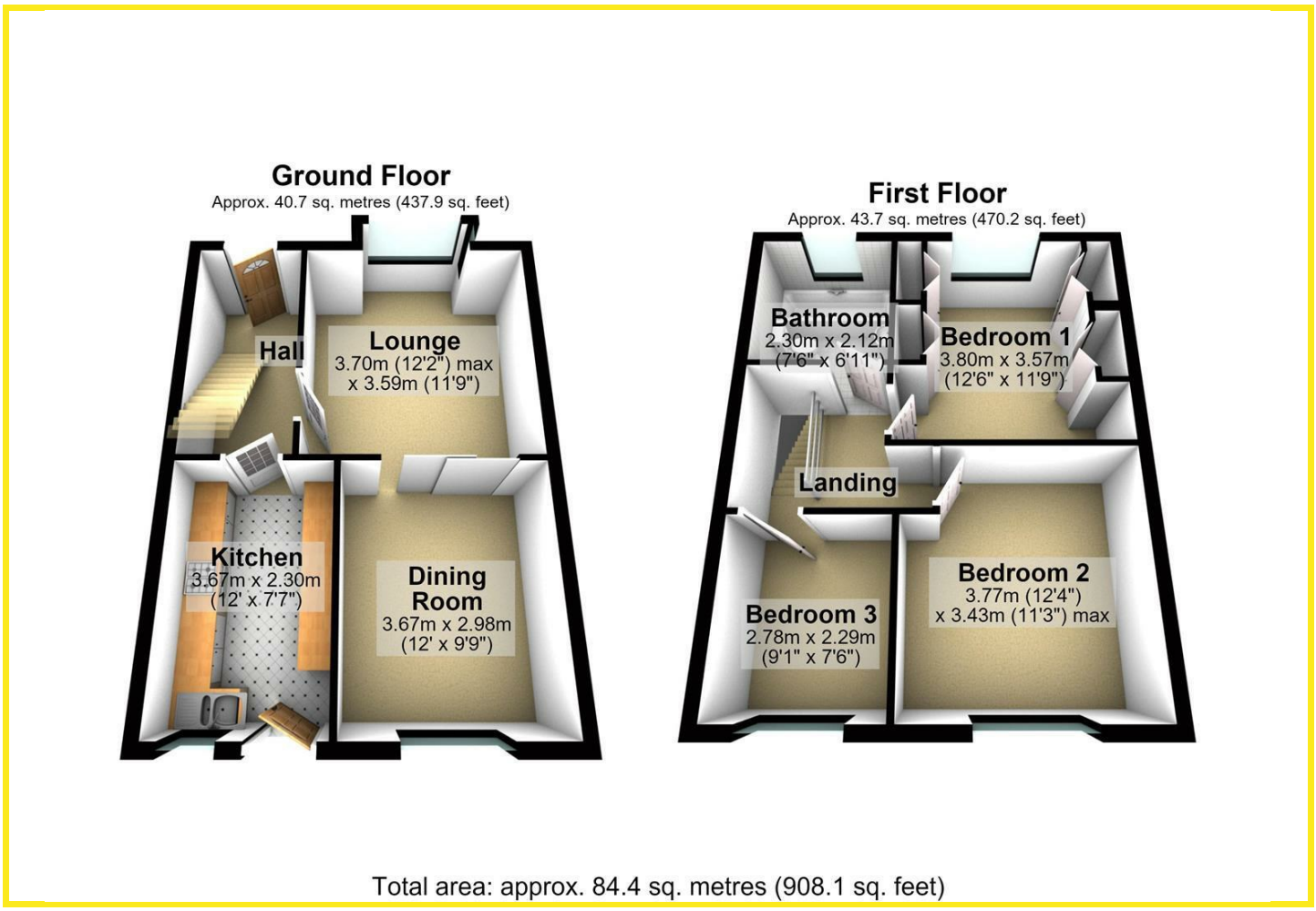




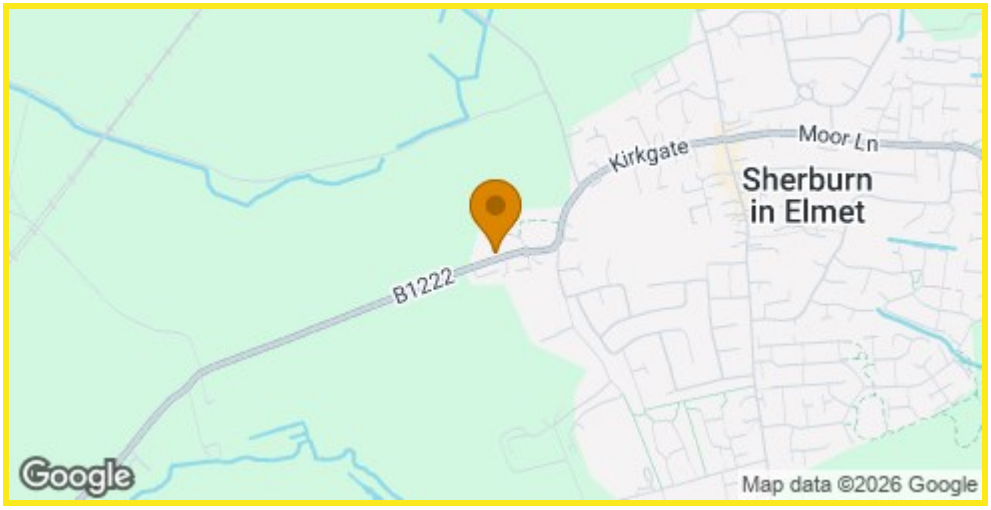




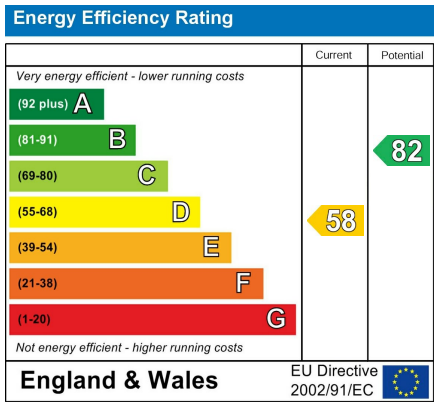
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our office turn right onto Low Street, taking a left at the traffic lights onto Kirkgate, which then becomes Church Hill. Continue over the mini roundabout where the property can be found on the right 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

98 Wolsey Croft, Sherburn in Elmet, LS25 6DP
Tel: 01977 684258 Email: sherburn@mdobson.co.uk https://www.mdobson.co.uk