Mike Dobson







32 Moor Lane

Sherburn In Elmet, Leeds, LS25 6DN

Offers Over £215,000

32 Moor Lane

++++CHAIN FREE ++++Situated in the desirable area of Moor Lane, Sherburn In Elmet, this spacious three-bedroom extended semi-detached house presents an excellent investment opportunity. While the property is in need of refurbishment, it boasts a generous layout that is sure to appeal to families and investors alike.

Upon entering, you are greeted by a large lounge featuring a charming bay window, which allows for an abundance of natural light. The dining area, complete with a bar and downstairs WC offers a perfect space for entertaining guests. The white kitchen/diner is equipped with wooden worktops and patio doors that lead to the rear, creating a seamless connection between indoor and outdoor living.

The property comprises three well-proportioned bedrooms. The first bedroom is particularly impressive, featuring fitted wardrobes and an ensuite bathroom that includes a new walk-in double shower and a stylish console sink. The second bedroom is a spacious double room, also with fitted wardrobes, while the third bedroom is a single room, ideal for a child or as a study, complete with a free-standing wardrobe.

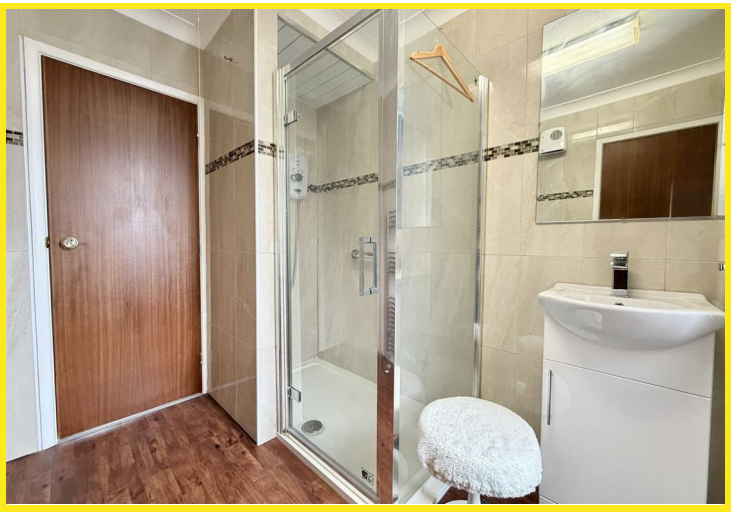
Additional features include a house bathroom with a white suite, comprising a bath, sink, and toilet, as well as gas central heating throughout. The property is equipped with a CCTV and alarm system, ensuring peace of mind for its occupants.

The rear of the property is dominated by a large detached double garage, along with smaller outbuildings, providing ample storage or potential for further development. Located in a sought-after area, this home is conveniently close to local amenities, making it an ideal choice for those seeking both comfort and convenience. With its potential and prime location, this property is not to be missed.









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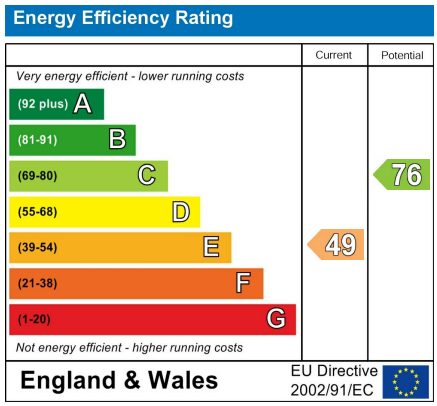
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn right onto Low Street and proceed to the traffic lights. Turn right onto Moor Lane where the property can be found on the right hand side as indicated by our 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.

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