

Sherburn Road, Leeds LS14 5DN



welcome to

Sherburn Road, Leeds

This well-maintained property offers spacious living with an open-plan kitchen, dining, and lounge area, plus a versatile snug featuring patio doors leading to the rear garden. Enjoy a wrap-around garden to the rear and side, as well as a charming front garden.













Ground Floor Kitchen/Dining Room/Lounge

26' 7" MAX x 21' 8" MAX (8.10m MAX x 6.60m MAX) The open-plan kitchen, dining, and lounge area creates a bright and spacious hub for modern living. The kitchen is fitted with a full range of wall and base units, integrated appliances, and stylish spotlights, with a rear-facing window providing natural light. The dining area features elegant French-style patio doors opening onto the wrap-around garden, perfect for indoor-outdoor entertaining. The lounge area is carpeted throughout, complemented by a front-facing window and a central heating radiator for a warm and inviting atmosphere.

Reception Room

15' 4" MAX x 9' 11" MAX (4.67m MAX x 3.02m MAX) Flexible space featuring sliding patio doors that open directly onto the wrap-around garden, creating a seamless indoor-outdoor flow. Perfect for use as a home office, playroom, or snug.

Guest W/C

Guest W/C and washing hand basin within integrated storage unit, tiled flooring throughout, W/C.

First Floor Bedroom One

12' 4" $MAX \times 10'$ $MAX (3.76m MAX \times 3.05m MAX)$ Carpeted throughout, central heating radiator, window to the front.

Bedroom Two

11' 5" MAX x 9' 1" MAX (3.48m MAX x 2.77m MAX) Carpeted throughout, central heating radiator, window to the rear.

Bedroom Three

11' $MAX \times 8'$ 4" MAX (3.35m $MAX \times 2.54m$ MAX) Carpeted throughout, central heating radiator, window to the rear.

Bedroom Four

7' 11" MAX x 10' 7" MAX (2.41m MAX x 3.23m MAX) Carpeted throughout, central heating radiator.

Bathroom

A stylish family bathroom complete with a four-piece suite, including a bath with shower facilities, a separate walk-in shower, a wash hand basin, and a WC. A rear-facing window provides natural light, while fully tiled walls and flooring add a sleek, modern finish.





welcome to

Sherburn Road, Leeds

- GUIDE PRICE £230,000-£240,000
- END-TERRACE FOUR BEDROOM HOUSE
- OPEN-PLAN KITCHEN, DINING AND LOUNGE AREA
- VERSATILE ADDITIONAL ROOM (IDEAL FOR OFFICE OR PLAYROOM)
- GUEST WC ON GROUND FLOOR

Tenure: Freehold EPC Rating: D

Council Tax Band: A

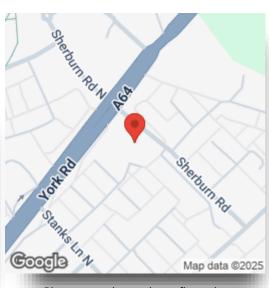
guide price

£230,000









Please note the marker reflects the postcode not the actual property

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Property Ref: CGT111256 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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