



**Sherburn Road, Leeds LS14 5DN**



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## **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 x 10' MAX ( 3.76m MAX x 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 x 8' 4" MAX ( 3.35m MAX x 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.



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## **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

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