



Park Avenue | Sherburn In Elmet | LS25 6EF

£215,000

Three bedroom semi-detached | Council Tax Band B | EPC Rating D

Emsleys | estate agents

SOUGHT AFTER LOCATION. VACANT POSSESSION & NO CHAIN. GARAGE & ENCLOSED GARDEN.

Set in a popular location offering convenient access to local amenities and transport links. The property requires modernisation, providing an opportunity for buyers to update and personalise the accommodation to their own requirements.

The ground floor comprises of a lounge leading to a kitchen/diner, with a layout suited to family living or those seeking practical space. To the first floor are three bedrooms and a bathroom. The house also has gas central heating and PVCu double glazing.

Externally, the property includes a garden, driveway parking and a single garage, providing useful storage and off-street parking.

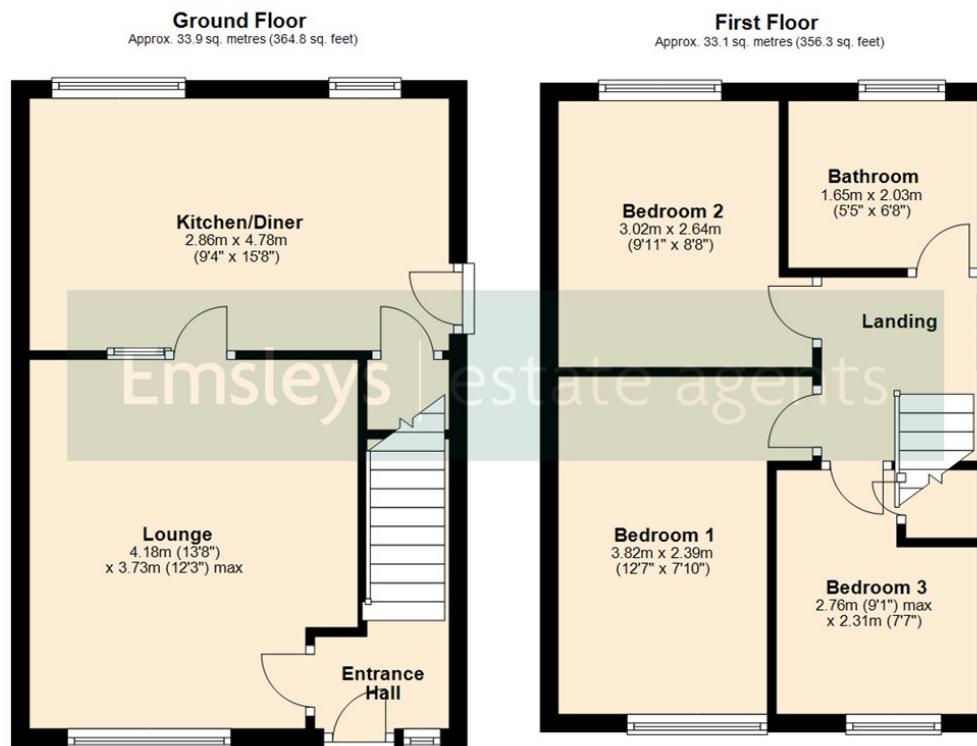
Sherburn in Elmet offers a range of local amenities including shops, cafés and everyday services in the village centre. There are nearby schools serving families at primary and secondary level. Local green spaces and parks are accessible within the village, providing opportunities for recreation and walking.

Transport connections are a key feature of the area. Sherburn in Elmet railway station provides services towards Leeds and York, with journey times to Leeds typically around 25–30 minutes and to York around 30 minutes, making the location suitable for commuters. Road links via the A1(M) and A63 give access to wider regional centres including Leeds, Selby and Castleford.

This property represents a good opportunity for buyers seeking a three-bedroom semi-detached house for sale in a well-connected village location, with scope for improvement and enhancement. Call now to arrange your viewing.







Total area: approx. 67.0 sq. metres (721.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents