



Sherburn Road North, Leeds LS14 2BY

welcome to

Sherburn Road North, Leeds

Guide Price £200,000 - £210,000 This fantastic home is WELL PRESENTED THROUGHOUT, featuring a ground floor W.C, KITCHEN DINER & lounge, THREE BEDROOMS & family bathroom, GARDENS to front & rear! IDEAL for FAMILIES OR the FIRST TIME BUYER. Call William H Brown Crossgates to arrange your viewing!



Entrance Hall

Having the entrance door to the front aspect, and stairs to the first floor landing.

W.C

Equipped with a wash hand basin, a w.c, inbuilt storage cupboards, and a double glazed window to the front.

Lounge

Featuring a double glazed bay window to the front aspect, laminate flooring, a gas central heating radiator, and double doors leading through to the dining kitchen.

Kitchen Diner

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes a one and a half bowl sink and drainer, an electric oven with a gas hob, and tiling to the splash area. Also includes plumbing and space for a washing machine and space for a dishwasher. Double glazed window to the rear, a door also to the rear, plus patio doors from the dining space out to the rear garden.

First Floor Landing

With stairs rising from the ground floor and having a storage cupboard, and an access hatch to the loft which is fully boarded and includes a pull down ladder.

Bedroom One

Double glazed window to the rear, built in storage, and a gas central heating radiator.

Bedroom Two

Double glazed window to the rear. built in storage, and a gas central heating radiator.

Bedroom Three

Double glazed window to the front, built in storage, and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin with vanity storage unit above, and a low level flush w.c. Also features a heated towel rail, and a double glazed window to the front.

Exterior

Externally the property has a low maintenance garden space to the front, while to the rear is a further garden space enclosed within fenced boundaries and having a patio seating area, a decked area, and useful outbuilding.

Please Note

The property is of non standard construction and the vendor has confirmed it is a Lindsay Parkinson build - please speak to the branch for more details.



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Sherburn Road North, Leeds

- Guide Price £200,000 - £210,000
- Three Bedroom Mid Terrace Home
- Beautifully Presented Throughout
- Fantastic Kitchen With Dining Area
- W.C To The Ground Floor

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT112065 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.



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