

Mike  
**Dobson**



**54 Kirkgate**

Sherburn In Elmet, Leeds, LS25 6BL

**£175,000**

# 54 Kirkgate

Nestled in the charming village of Sherburn In Elmet, this delightful mid-terrace house on Kirkgate offers a perfect blend of modern comfort and traditional cottage vibes. With two spacious reception rooms, this property is ideal for both relaxation and entertaining. The inviting lounge features a lovely log burner, creating a warm and cosy atmosphere, while the dining room provides a perfect setting for family meals or gatherings with friends.

The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a joy to cook in. A new combi boiler, installed just two years ago, ensures efficient heating and hot water throughout the home. The property boasts two generously sized double bedrooms, each offering far-reaching views of the picturesque countryside, allowing you to wake up to the beauty of nature every day.

The good-sized bathroom features a classic white suite, providing a clean and fresh space for your daily routines. Additionally, the useful under-stair cupboard offers extra storage, helping to keep your living areas tidy and organised.

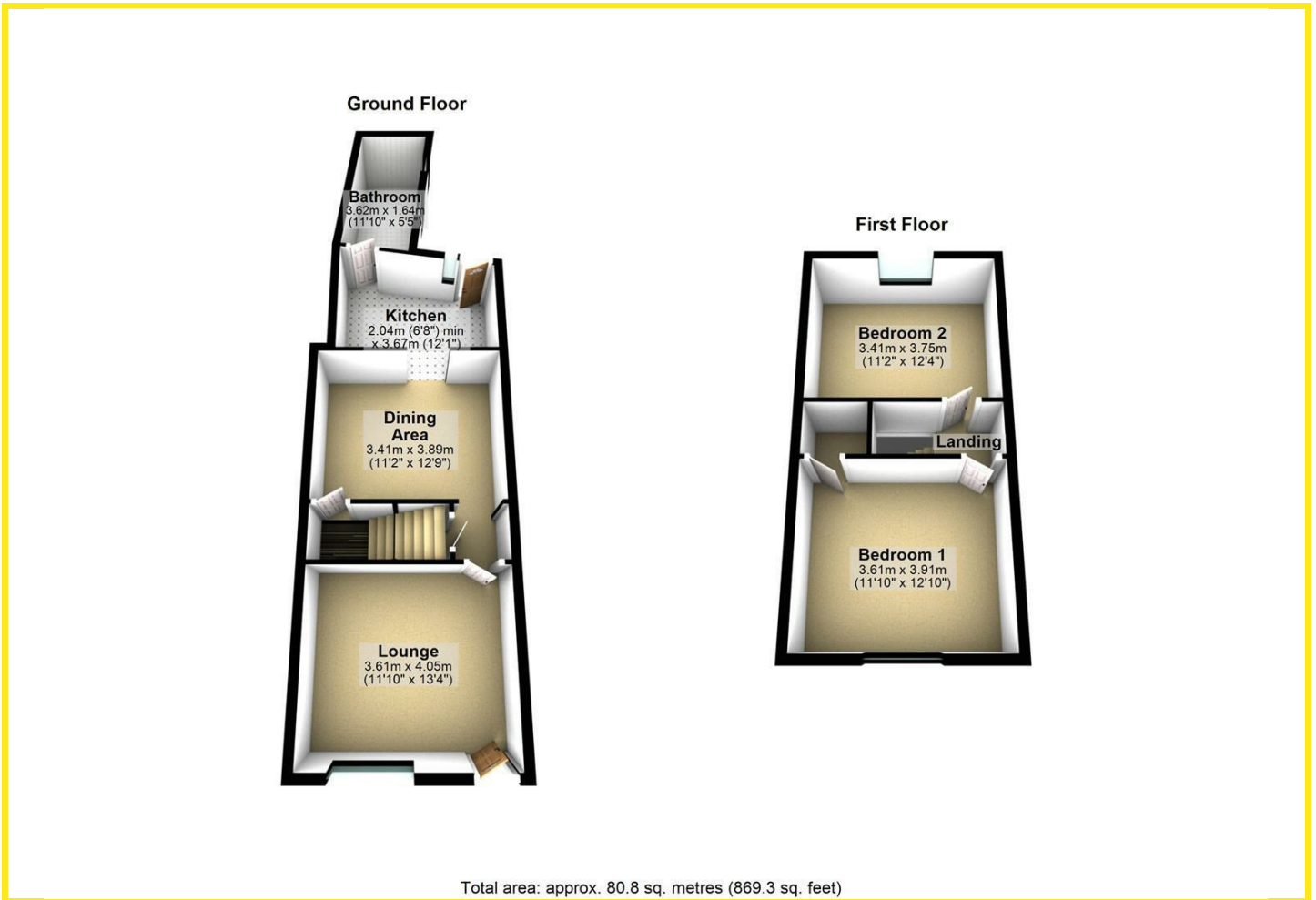
Outside, you will find a small garden to the front, On-street parking.

With its superb location, this property is move-in ready and presents an excellent opportunity for first-time buyers or those looking to downsize. Don't miss the chance to make this charming house your new home.





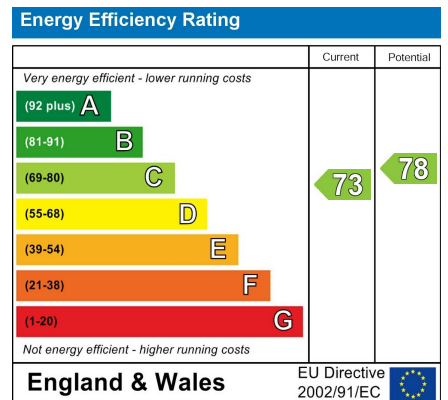
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Sherburn In Elmet office turn right onto Low Street and proceed to the traffic lights. Turn left at the lights onto Kirkgate. Continue along this road where the property can be found on the right hand side as indicated by the agents board.

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