

HUNTERS[®]

HERE TO GET *you* THERE



Garden Lane

Sherburn in Elmet, Leeds, LS25 6AU

Asking Price £300,000



10 Garden Lane

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LOCATION

0'0" x 0'0" (0 x 0)

Sherburn-in-Elmet is a large village and civil parish in the Selby district of North Yorkshire, England, situated near to Selby. It is one of only three places in the area to be explicitly associated with the ancient Celtic kingdom of Elmet via featuring the kingdom's title in its name, the others being Barwick-in-Elmet and Scholes-in-Elmet.

DIRECTIONS

0'0" x 0'0" (0 x 0)

From Wetherby head south on the A1(M) exiting at junction 42. Take the 3rd turning off the roundabout onto the A63 and at the next roundabout take the 2nd exit continuing on the A63. The road branches left then turn right onto the B1222. Turn right onto Garden Lane where the property is located on the right hand side, identified by a Hunters 'for sale' board.

ENTRANCE HALL

0'0" x 0'0" (0 x 0)

External composite door and window to the front aspect, wood flooring staircase to the first floor, under stairs cupboard and radiator.

LOUNGE

12'6" x 13'1" (3.81 x 3.99)

Sliding doors to the rear garden, wood flooring and radiator.

KITCHEN DINING ROOM

11'6" x 19'3" (3.51 x 5.88)

A modern kitchen with high gloss white wall and base units with soft closing drawers, electric four ring hob, integrated micro combination Samsung

electric over, sink and drainer with tiled splash backs. Plumbing for dishwasher, window to the front and side aspects and wood effect laminate flooring. An opening to the dining room with a window to the rear and a radiator.

UTILITY ROOM

5'2" x 8'4" (1.58 x 2.53)

With a composite external door and window to the front aspect. Tiled flooring, plumbing for a washing machine, base and storage units and wine rack.

SITTING ROOM

10'1" x 14'11" (3.08 x 4.54)

Window and French doors to the side aspect, radiator.

SHOWER ROOM

0'0" x 0'0" (0 x 0)

A triton electric shower, tiled walls, vanity unit, hand wash basin and a push flush w.c. A window to the side aspect and heated towel rail.

FIRST FLOOR LANDING

0'0" x 0'0" (0 x 0)

A galleried landing with a window to the front, hatch to the loft and doors to all three bedrooms and house bathroom.

BEDROOM ONE

5'0" x 12'1" (1.52 x 3.69)

A spacious double bedroom with wood flooring, a window to the rear aspect and radiator.

BEDROOM TWO

10'5" x 11'0" (3.17 x 3.35)

A window to the rear aspect, fitted wardrobes and drawers, radiator.

Tel: 01937 588228

BEDROOM THREE

8'2" x 8'1" (2.5 x 2.47)

A window to the front aspect, radiator.

HOUSE BATHROOM

0'0" x 0'0" (0 x 0)

A vanity unit, push flush w.c, hand wash basin, and paneled bath. A window to the front and side aspects, part tiled walls and a heated towel rail.

OUTDOOR SPACE

0'0" x 0'0" (0 x 0)

To the front a gravelled area to the garage, lawn area and part wall and shrub borders. A gate to the rear garden with lawn area, slate and fence boundaries.



Road Map



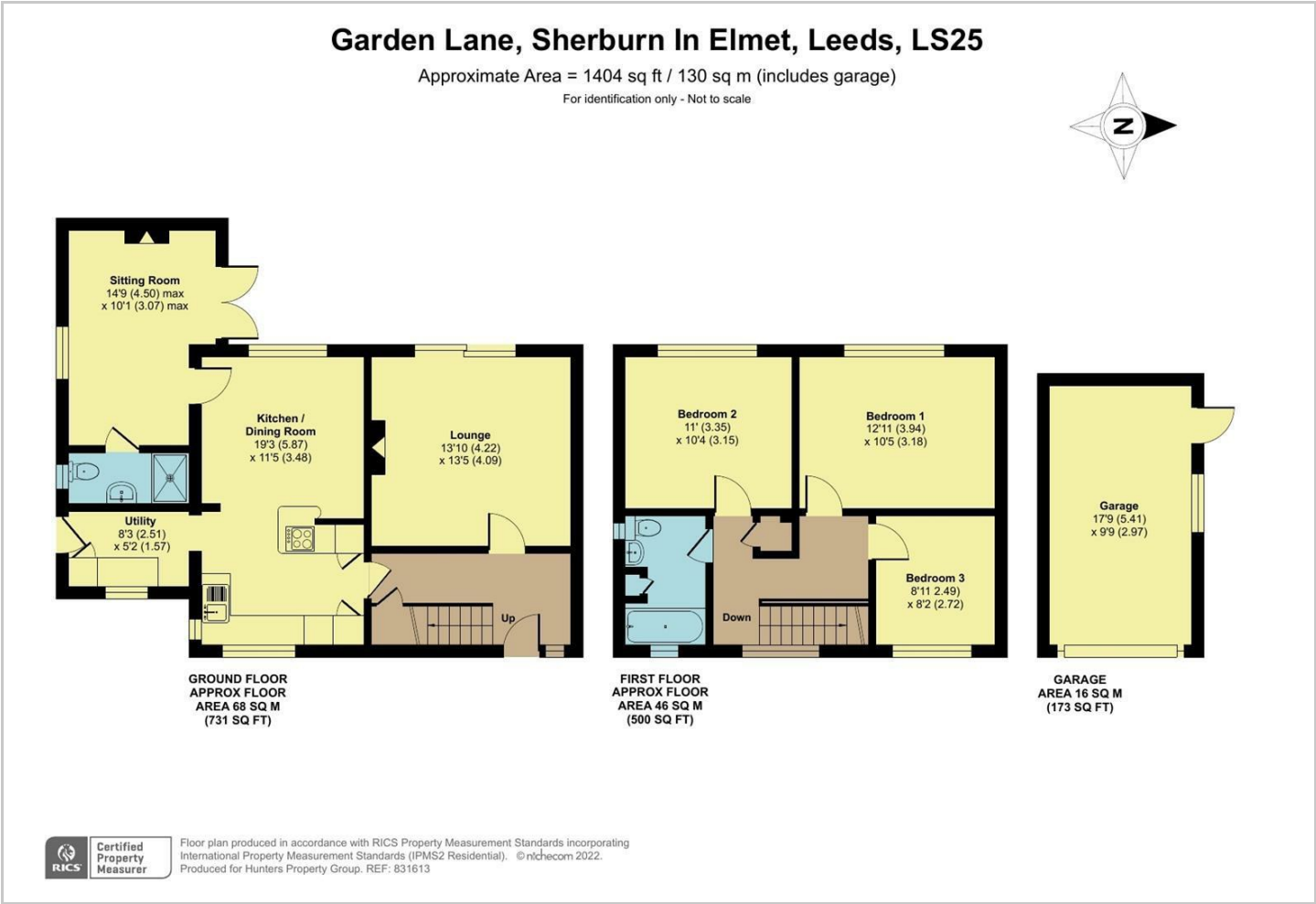
Hybrid Map



Terrain Map



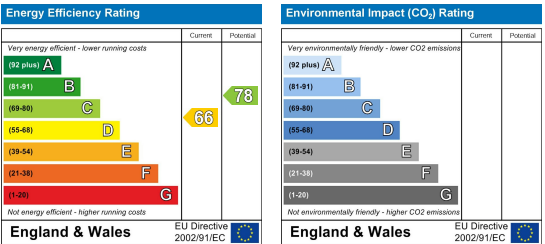
Floor Plan



Viewing

Please contact our Hunters Wetherby Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.