

## Rochester Row, Sherburn In Elmet, Leeds, LS25 6FZ

- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- COZY RECEPTION ROOM
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOM SEMI DETACHED HOUSE
- OFF STREET PARKING
- EPC RATING B / COUNCIL TAX BAND B

Offers Over £215,000

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HERE TO GET *you* THERE

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## DESCRIPTION

Situated on Rochester Row in the charming village of Sherburn In Elmet, this semi-detached house offers a delightful living experience, perfect for first time buyers.

The kitchen/dining room is well-appointed, providing ample space for culinary endeavours and benefitting from electric oven, hob with space for a washing machine and fridge freezer. Its practical layout ensures that cooking can be enjoyed with ease.

The reception room is a standout feature of the home, providing a comfortable and inviting space for relaxation and socialising. This room is perfect for hosting friends or enjoying quiet evenings in.

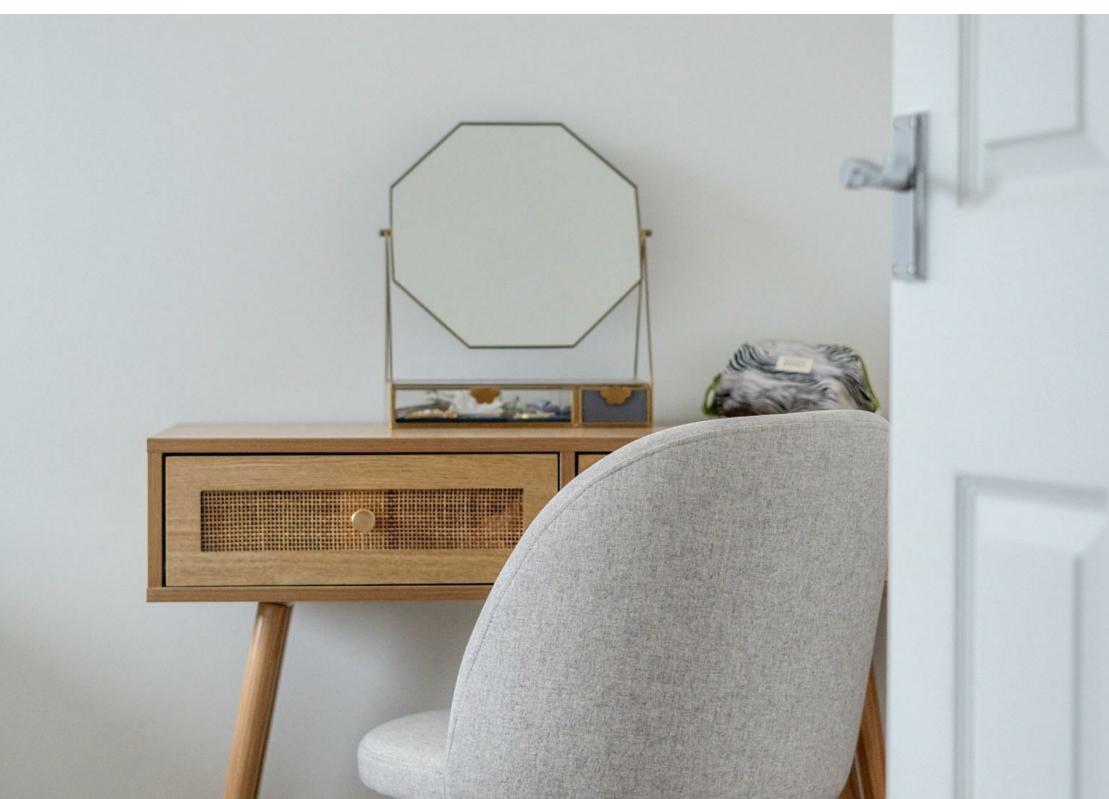
The bathroom is conveniently located, featuring shower over bath, sink basin and W/C, catering to everyday needs.

The property boasts two well-proportioned bedrooms, each offering a peaceful retreat at the end of the day. These rooms are filled with natural light, making them ideal for both individuals and families.

Additionally, to outside of the property boasts a spacious rear garden and the front of the property includes parking for two vehicles, ensuring convenience for residents and guests alike. This home is a wonderful opportunity for those seeking a blend of comfort and practicality in a lovely village setting.

Sherburn in Elmet is a well-connected area with good transport links making it easy to explore the surrounding area, towns and cities via bus, train or car. The A162 is in easy reach and Sherburn in Elmet Railway station also provides good access.

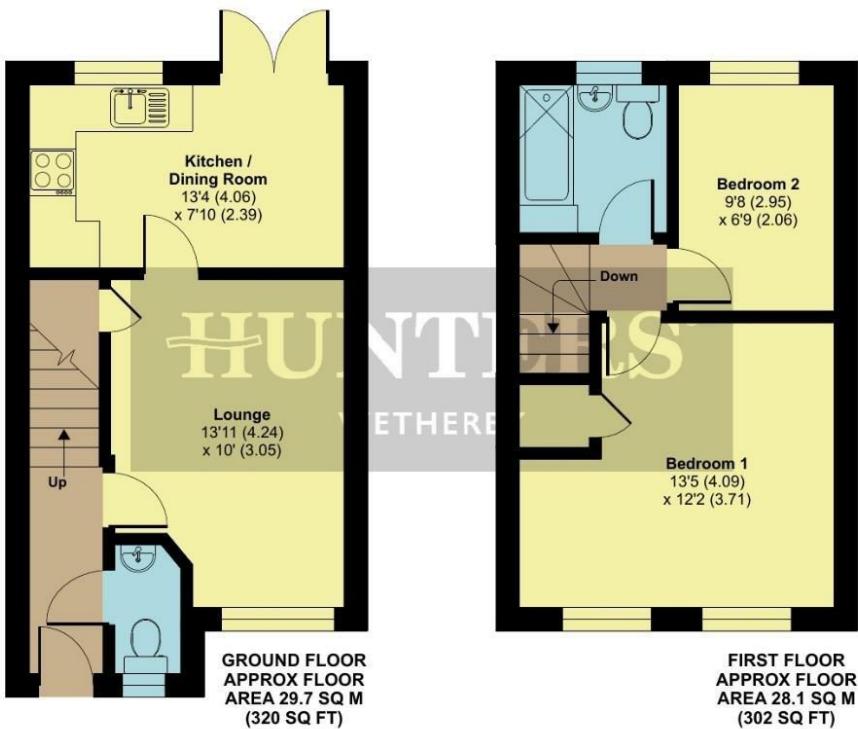




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Approximate Area = 622 sq ft / 57.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.  
Produced for Hunters Property Group. REF: 1406358

## Viewings

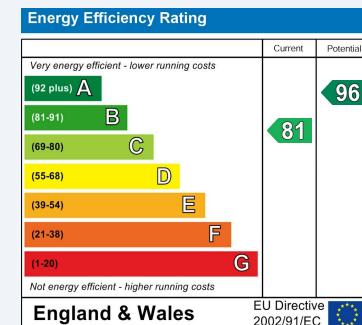
Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.



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