

Mike
Dobson



47 Pasture Way

Sherburn in Elmet, Leeds, LS25 6LQ

£260,000

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Nestled in the desirable area of Sherburn in Elmet, this charming three-bedroom semi-detached house on Pasture Way is now available for sale with no onward chain. This well-presented property is ideally located within a popular development, offering convenient access to local shops, schools, and public transport links, as well as the A1/M1 motorway for those who commute.

Upon entering, you are welcomed by an entrance hall that leads to a comfortable lounge, featuring a stylish fire surround with a marble back and hearth, complete with an inset gas fire, perfect for cosy evenings. The modern dining kitchen is a highlight of the home, equipped with a five-ring gas hob, an extractor hood, and an eye-level built-in electric double oven. There is ample space for a fridge freezer, along with plumbing for both a washing machine and dishwasher, ensuring practicality for everyday living. The kitchen also benefits from a handy under stairs storage cupboard.

The first floor comprises three well-proportioned bedrooms, providing ample space for family or guests, alongside a contemporary family bathroom. This bathroom features a rectangular panelled bath with a shower over, a vanity wash basin with a double cupboard below, and a low flush WC, all presented in a clean, modern style.

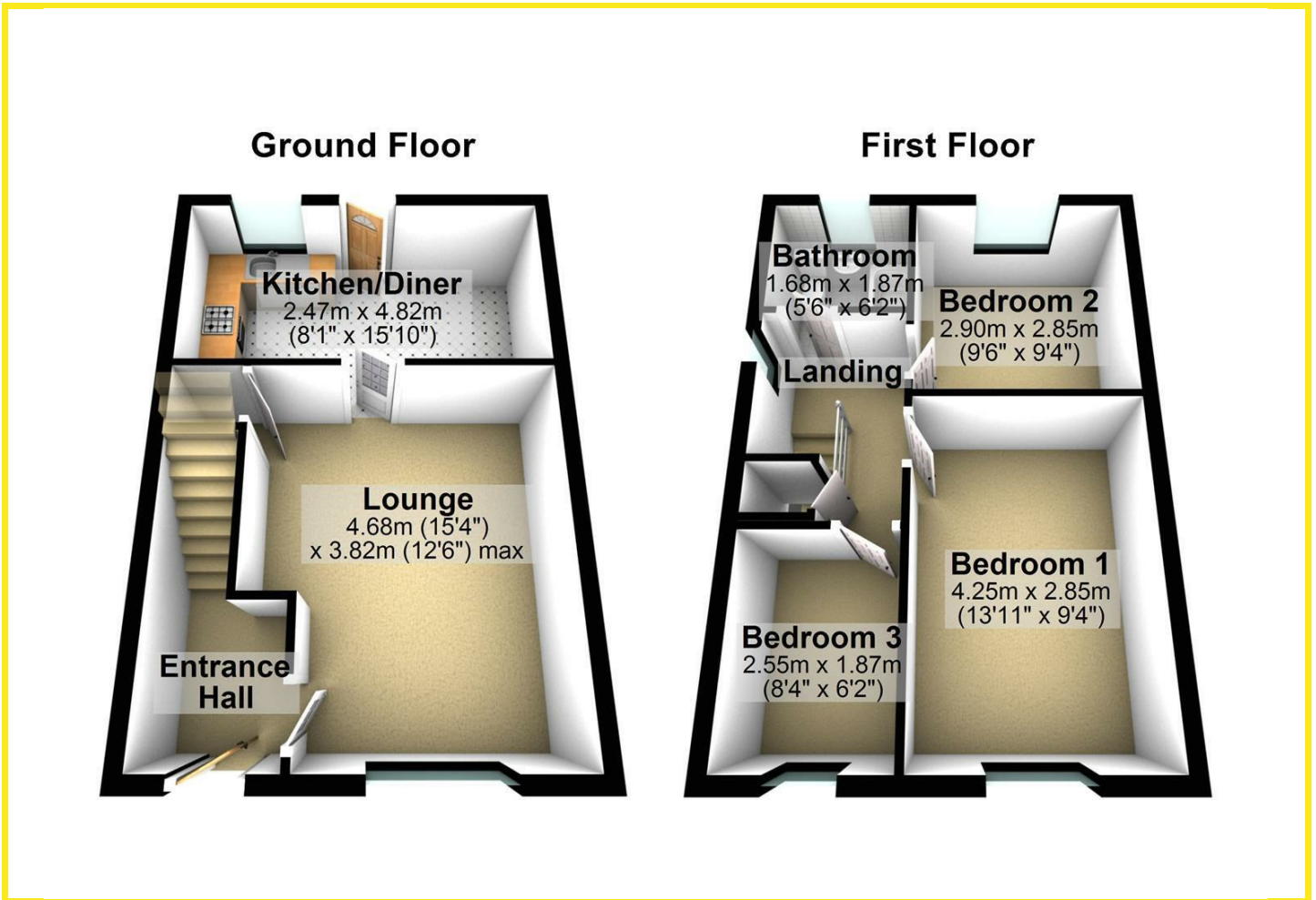
Externally, the property boasts a lawned garden to the front, complemented by a new tarmac driveway, providing off-road parking multiple vehicles and a garage equipped with power and light. The rear garden features a paved seating area that opens onto a lawn, perfect for outdoor entertaining or relaxation. An outside tap adds to the convenience of this lovely home. The property has also been fitted with new external doors and PVCu double glazed windows.

With its appealing features and prime location, an early viewing of this property is highly recommended to avoid disappointment.

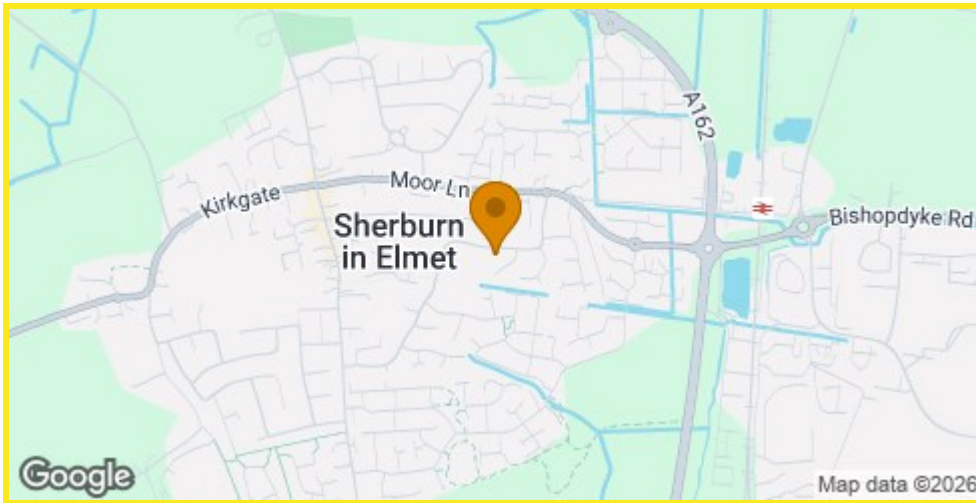




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 85 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Sherburn In Elmet office turn left onto Low Street. Take the second left turning onto The Fairway and follow the road this then becomes Pasture Way. The property is located on the right hand side as indicated by the agents board.

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