Mike Dobson







26 New Lane

Sherburn In Elmet, Leeds, LS25 6AG

Offers Over £170,000

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Nestled in the charming village of Sherburn In Elmet, Leeds, this two-bedroom end town house presents an excellent investment opportunity. The property boasts a spacious lounge area, enhanced by a bay window that invites natural light, and features double doors that connect to the dining area. The dining space is open to a well-appointed white fitted kitchen, which includes an integrated gas oven and hob, as well as a designated fridge space and room for a washing machine.

The house comprises two generously sized double bedrooms, both equipped with built-in wardrobes, ensuring ample storage for your belongings. A large storage cupboard on the upper floor adds to the practicality of the home. The shower room is conveniently located, catering to the needs of modern living.

Outside, the rear garden offers a patio area alongside a gravelled section adorned with established shrubs. An outdoor tap and a gate leading onto the back street enhance the functionality of the space, while an additional outdoor storage facility provides extra room for your gardening tools or equipment. The front garden is mainly gravel with shrubs and a pathway to the door.

Situated in a sought-after location, this property is in close proximity to local schools and amenities, making it an ideal choice for families or those seeking a vibrant community. With its appealing features and potential for development, this end town house is a must-see for anyone looking to invest in a promising property in Sherburn In Elmet.









Sherburn In Elmet, Leeds, LS25 6AG





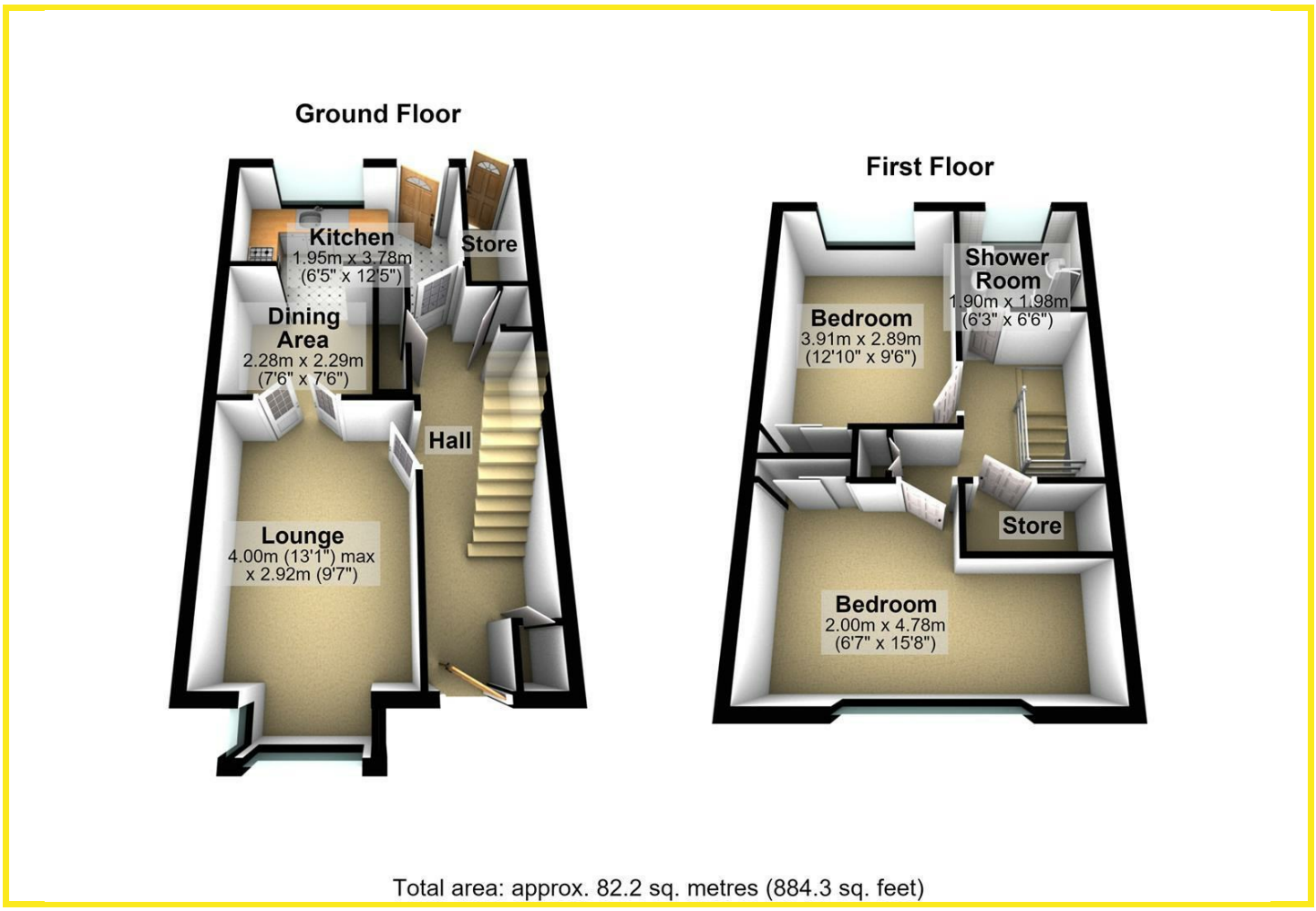






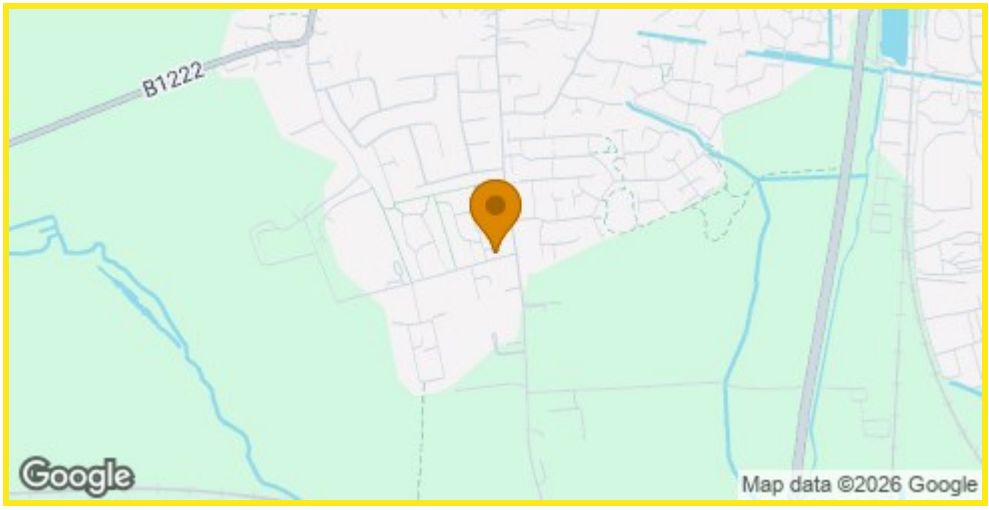


Floor Plan

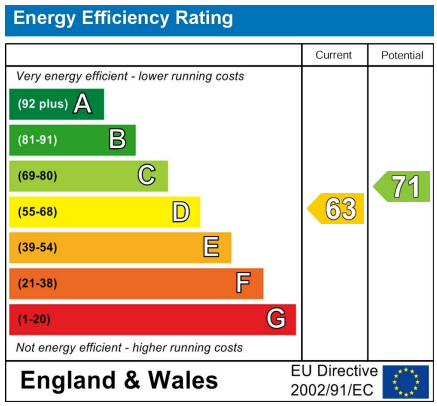


Total area: approx. 82.2 sq. metres (884.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From our Sherburn In Elmet office turn left onto Low Street. Take the third turning right onto New Lane where the property can be found on the right hand side as indicated by our Agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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