136 Springfield Road

Sherburn in Elmet
LS25 6DE

Offers in the Region of
£165,000

3 Bed Semi Detached House

- WELL MAINTAINED SEMI-DETACHED HOUSE
- THREE BEDROOMS
- GAS HEATING WITH COMBI BOILER
- DOUBLE GLAZING
- GARDENS TO THREE SIDES
- SINGLE DETACHED GARAGE
- EPC RATING C
- NO ONWARD CHAIN

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*** WELL MAINTAINED SEMI-DETACHED HOUSE *** situated in the popular village of Sherburn which has a good range of local amenities and good transport links. The property has three bedrooms, a kitchen and utility area, living room and dining area with patio doors leading to the rear garden and a fully tiled bathroom with electric shower. Also benefitting from gas central heating with a Combi boiler, double glazing, detached garage and gardens to three sides, the property is offered with no onward chain.

Entrance Hall
With UPVC entrance door. Stairs off to first floor and central heating radiator.

Dining Area 3.3 x 2.9 (10′10″ x 9′6″)
Having UPVC patio doors leading to the rear garden. Central heating radiator. Having an arch through to the:-

Living Room 4.7 x 3.3 (15′5″ x 10′10″)
Having a stone fireplace and hearth incorporating gas fire. Window to the rear elevation and central heating radiator.

Kitchen 3.6 x 2.1 (11′10″ x 6′11″)
Having a range of base and wall units. Work surfaces incorporating a small breakfast bar and a single drainer stainless steel sink unit. Plumbing for washing machine and space for a gas cooker.

Utility Area 2.15 x 2.46 (7′1″ x 8′1″)
Having Plumbing for a washing machine and base units with work surfaces over. Doors leading out to front and rear gardens.

Separate WC

Landing
With spindled bannister and central heating radiator.

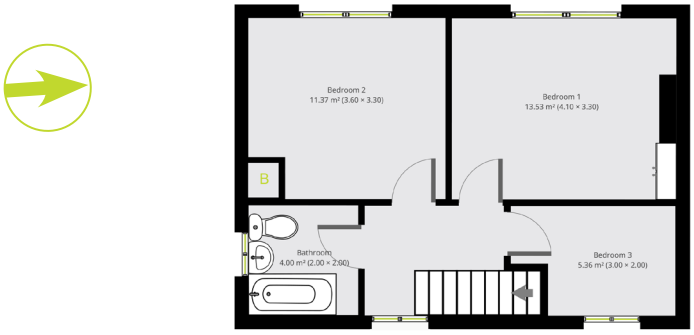
Bedroom 1 4.1 x 3.3 (13′5″ x 10′10″)
Having a window to the rear elevation and a central heating radiator. Fitted wardrobe.

Bedroom 2 3.6 x 3.34 (11′10″ x 10′11″)
Having a window to the rear elevation and a central heating radiator. Cupboard housing the Worcester Combi boiler.

Bedroom 3 3 x 2 (9′10″ x 6′7″)
Having a window to the front elevation and a central heating radiator.

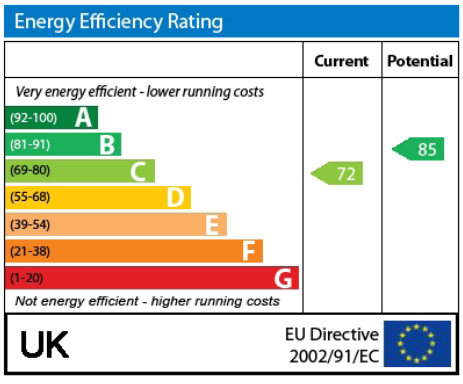
Bathroom 2 x 2 (6′7″ x 6′7″)
Being fully tiled and having a white suite comprising panelled bath with electric shower over, wash hand basin inset into a vanity unit and w.c. Window to the side elevation and central heating radiator.

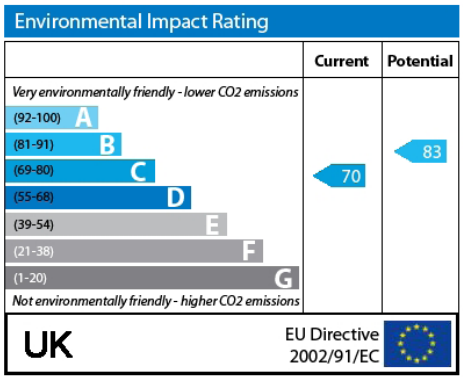
Outside
There are gardens to three sides with the front being laid mainly to lawn with shrubs and is bounded by a picket fence. There are two lawns to the rear separated by a pebbled path leading to the single garage which has an up and over door and personal door to the side.



100 SQ.M (1076 Sq ft.)
Approximate Total Floor Area

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.





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