



**Elmhirst
Parker**
Estate Agents & Solicitors

19 Pinfold Garth

**Sherburn
LS25 6LE**

Offers Over £170,000

2 Bed Semi Detached House



- CONSERVATORY
- TWO BEDROOMS
- RECENTLY MODERNISED BATHROOM
- GAS CENTRAL HEATING
- DETACHED GARAGE
- WITHIN WALKING DISTANCE OF SHERBURN VILLAGE CENTRE
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS





**** IDEAL FOR FIRST TIME BUYERS OR INVESTORS**** A 2 bedroom semi-detached house within walking distance of Sherburn village centre which has a good range of local amenities. The property briefly comprises:- living room, kitchen, conservatory, 2 bedrooms and bathroom. Outside are gardens to the front and rear and a detached garage.

PVCu side entrance door leading into;

Living Room:

4.41m max x 3.48m (14'6" max x 11'5")

Having a modern marble effect fireplace and hearth incorporating a log burner (not connected). Bay window to the front elevation and a central heating radiator. Stairs off to the first floor.

Kitchen:

3.48m x 3.26m (11'5" x 10'8")

Having a good range of cream fronted base and wall units including a glazed display unit. Contrasting work surfaces incorporating a single drainer sink unit with mixer tap over and a small breakfast bar. Integrated double electric oven and gas hob with extractor over. Plumbing for automatic washing machine. Door to:

Conservatory

2.52m x 3.02m (8'3" x 9'11")

Good sized conservatory with tiled floor, radiator and double glazed doors to rear garden.

Landing:

With doors off and access to roof space.



Bedroom 1:

3.48m x 3.55m (11'5" x 11'8")

Having a range of mirror fronted wardrobes providing plenty of storage. Window to the front elevation with radiator under.

Bedroom 2:

3.29m x 2.64m (10'10" x 8'8")

Having a window to rear elevation with radiator under.

Bathroom:

2.35 x 1.47 (7'9" x 4'10")

Having a three piece white suite comprising panelled bath with mixer shower over, pedestal wash hand basin and W/C. Windows to the rear elevation and a chrome towel rail/warmer.

Outside:

There is a small lawned area to the front with mature shrubs. A block paved drive to the side leads to the detached concrete sectional garage and rear garden. The garage has an electric fob operated door and additional side personal door and window. The garden is bounded by fencing with a small lawn and paved patio area.

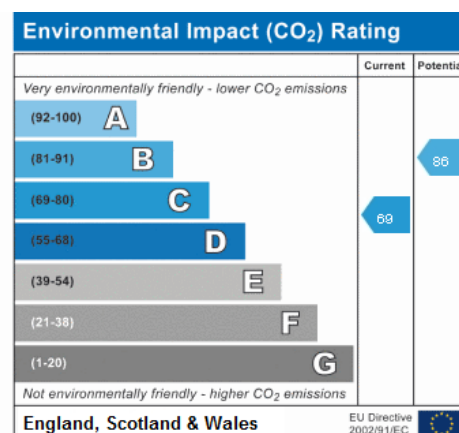
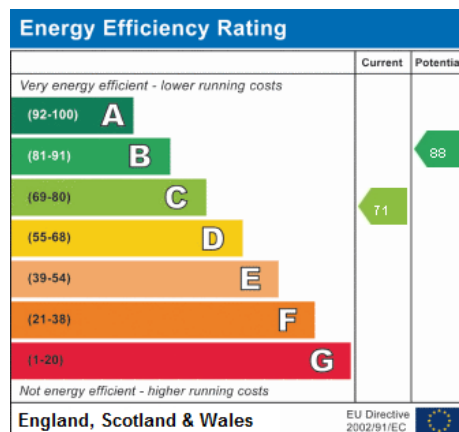




61 SQ.M (656 Sq ft.)

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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