



**Garden Lane
Sherburn in Elmet
Leeds
North Yorkshire
LS25**

Offers In Excess Of £515,000

bettermove

Garden Lane

Leeds

Bettermove are proud to present this 4 bedroom detached house in Sherburn In Elmet. Available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the driveway.

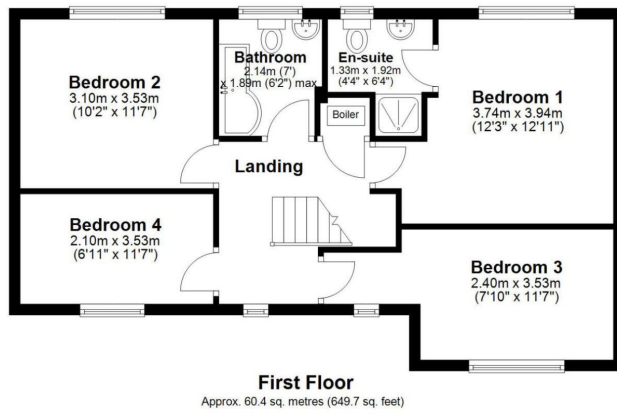
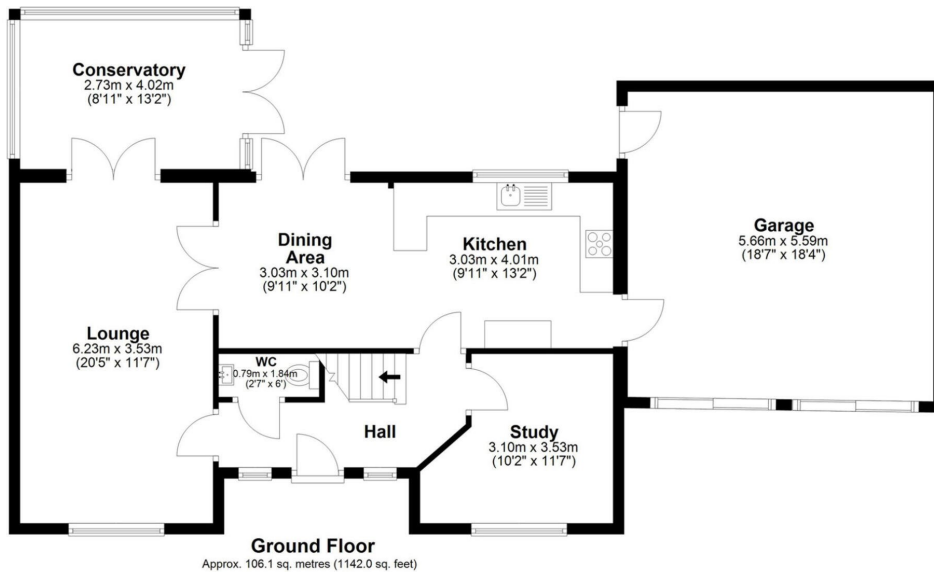
The council tax band is E.

The interior of this beautifully presented property comprises a spacious living room, dining room, study, conservatory, downstairs WC and fitted kitchen on the ground floor. The first floor consists of 4 bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular town of Sherburn In Elmet, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from South Milford train station (1.2 miles), variety of bus stops and the A1(M).

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





Total area: approx. 166.5 sq. metres (1791.6 sq. feet)

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | 69 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 61 | 64 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |



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