



£270,000 Guide Price

Pasture View, Sherburn in Elmet, Leeds

House | 3 Bedrooms | 2 Bathrooms

01423 276100

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Step Inside

Key Features

- Combi Boiler (heating + hot water)
- Conservatory
- Detached Family Home
- Detached Garage
- Double Glazing
- Ensuite Shower
- Off Street Parking
- Pet and smoke free property
- Secure rear garden

Property Description

****Virtual Tour****

3 Bedroom Detached House with Kitchen Diner, conservatory and detached garage

Main Particulars

This well-proportioned three-bedroom detached property presents a compelling opportunity for buyers seeking a long-term family home with scope to add value. Positioned to support modern family life, the house offers balanced accommodation, practical features, and clear potential for enhancement.

The ground floor provides a functional layout, including a generous living space and a conservatory that extends the footprint of the home and offers year-round flexibility-ideal as a family room, dining area, or home office. The kitchen is serviceable but would benefit from modernisation, allowing incoming owners to reconfigure and upgrade to suit contemporary tastes.

Upstairs, the property offers three bedrooms, including a principal bedroom with its own ensuite, delivering a level of privacy and convenience increasingly expected in today's market. The remaining bedrooms are well-sized and supported by a family bathroom.

Externally, the home is complemented by a detached garage, providing secure parking and additional storage, while the overall plot supports practical outdoor space suitable for family use.

In summary, this is a solid, detached family home with strong fundamentals, enhanced by a conservatory, ensuite master bedroom, and detached garage. While cosmetic and internal updates are required, the property represents a clear value-add opportunity for buyers looking to modernise and personalise a home in a family-oriented setting.

Council Tax Band: C

Tenure: Freehold

Parking options: Driveway, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

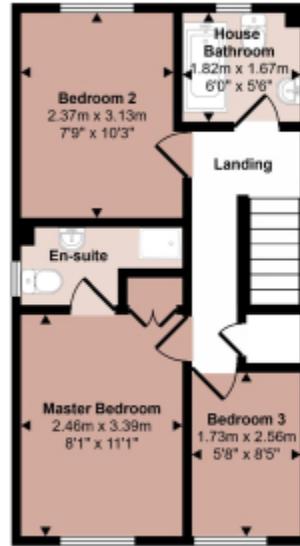
Sewerage: Mains



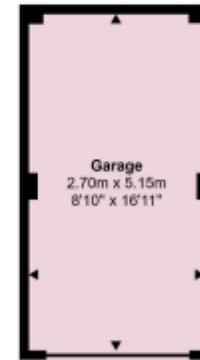
Approx Gross Internal Area
96 sq m / 1035 sq ft



Ground Floor
Approx 47 sq m / 508 sq ft



First Floor
Approx 35 sq m / 377 sq ft



Garage
Approx 14 sq m / 150 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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