



33 Highfield Villas , Sherburn In Elmet, LS25 6AJ Offers In The Region Of £188,500

Looking for a large garden and 3 Bedrooms?

Welcome to Highfield Villas, Sherburn In Elmet, where you will find this homely and cosy semi-detached house which offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for first time buyers and families seeking extra space. The inviting reception room provides a warm and welcoming atmosphere.

The house boasts a modern bathroom, ensuring that daily routines are both practical and pleasant. The superb village amenities nearby cater to all your needs, from local shops to delightful eateries, making it easy to enjoy the community spirit that Sherburn In Elmet is known for.

For those who commute, the local train station offers excellent transport links, allowing for easy access to Leeds and beyond. Additionally, the nearby Willows Nature Reserve provides a serene escape into nature, perfect for leisurely walks or a walk out with the dog. The neighbourhood is known for its friendly atmosphere, making it a wonderful place to call home.

This property presents a fantastic opportunity to enjoy village life while remaining well-connected to the bustling city. Whether you are a first-time buyer or looking to settle down in a welcoming community, this semi-detached house is not to be missed. Come and experience the charm of Highfield Villas for yourself.

Viewing

Please contact us on 01757 709457 if you wish to arrange a viewing appointment for this property or require further information.

- Semi Detached
- Large Gardens to the Front and Rear
- 3 Bedrooms
- Modern Ground Floor Bathroom
- Great Understairs Storage Space
- Lounge to the Front
- Modern Kitchen Diner to the Rear
- Close to all Schools
- Sherburn in Elmet Has Superb Village Amenities
- Opposite The Green - Great Neighbourly Location!



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	80
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	
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Not environmentally friendly - higher CO₂ emissions



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