

BOULTONS

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Offers In The Region Of

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This modern semi-detached house presents an excellent opportunity for those looking to create their dream home.

Boasting three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The two generous reception rooms offer versatile areas that can be tailored to suit your lifestyle and as far as additional living space is concerned you will also find a conservatory at the rear giving easy access to the garden.

This home is situated at the end of a cul de sac, within a sought-after area, perfect for regional commuters, providing easy access to nearby transport links (particularly Leeds and York), well-regarded schools, local shops, and numerous leisure options.

The property is offered with no onward chain, allowing for a much smoother and straightforward purchase process. The house has been newly decorated, is priced to reflect the improvements required and is a blank canvas waiting for your personal touch.

With its modern layout and potential for enhancement, this property is perfect for those looking to make their own mark in a desirable location. Don't miss the chance to transform this house into your ideal home in a community that is both charming and convenient.

ACCOMMODATION

GROUND FLOOR

ENTRANCE LOBBY

4'7" m x 4'8"

Accessed via a traditionally style timber front door with privacy glass panels inset and matching side window. There is a staircase rising to the first floor, a central heating radiator and cloaks hanging.

LOUNGE

15'0" x 12'2"

The focal point for the room is a coal effect gas fire with marble effect back and plinth and an ornate surround and positioned to the front elevation is a timber framed double glazed window. You will also find a central heating radiator, a fan light and a decorative open plan arch leading through to the dining room, light oak effect laminate floor covering.

DINING ROOM

8'3" x 10'3"

With a central heating radiator, a limed oak style laminate floor covering.

CONSERVATORY

8'9" x 9'1"

Accessed via sliding aluminium framed double glazed patio doors, part wall and part uPVC double glazed in construction.

KITCHEN

12'11" x 6'9"

Fitted with a range of wall and base units with complementary working surfaces and part tiled splashbacks around the preparation area. The kitchen is further equipped with provision for a gas cooker, plumbing for a washing machine, a stainless steel inset sink and drainer with mixer tap over and there is a wall mounted Ideal combination boiler. There is also a central heating radiator and a timber framed double glazed window positioned to the rear elevation along with useful cupboard storage space under the stairs.

FIRST FLOOR

BEDROOM 1

14'9" x 9'3"

With a timber framed double glazed window to the front elevation and a central heating radiator.

BEDROOM 2

10'7" x 9'1"

With a timber framed double glazed window to the rear elevation, central heating radiator.

BEDROOM 3

7'6" max incl bulkhead x 6'1"

With a timber framed double glazed window and a central heating radiator.

BATHROOM

7'2" x 6'0"

Fitted with a panel bath with mixer shower over, low flush wc and pedestal hand wash basin with part tiled splashbacks, central heating radiator and a timber framed double glazed window with privacy glass inset.

OUTSIDE

To the front is a shared access point and off road parking with a small buffer garden area. To the rear is an originally lawned garden but now overgrown, patio seating area to the rear and side of the house. The garden is enclosed and will require upgrading.

COUNCIL TAX.

BAND C. LOCAL AUTHORITY: SELBY.

TENURE

We understand that the property is a freehold arrangement.

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