



Stoneacre
Properties



Kirkgate, Leeds, LS25 6BL
£200,000

Located in the charming village of Sherburn in Elmete, this delightful two-bedroom mid-terrace cottage on Kirkgate offers a serene retreat from the hustle and bustle of city life. Tucked away in an idyllic setting, the property boasts stunning views of the local church and the surrounding open fields, creating a picturesque backdrop for your new home. Upon entering, you will find a well-presented reception room that invites warmth and comfort, perfect for relaxing or entertaining guests. The kitchen is functional and well-equipped, making meal preparation a pleasure. The low-maintenance rear garden provides an excellent outdoor space for enjoying the fresh air or hosting summer gatherings. The two bedrooms are generously sized, offering ample space for rest and relaxation. Additionally, the property features a loft area that presents a fantastic opportunity for a hobby space or extra storage, all while providing breath taking views that can be enjoyed from above. This charming cottage is not only a lovely home but also a gateway to the beautiful surroundings of Sherburn in Elmete. With its peaceful location and stunning views, this property is ideal for those seeking a tranquil lifestyle while remaining conveniently close to local amenities. Don't miss the chance to make this enchanting cottage your own.

Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Oven with gas hob above. Space for fridge/freezer. Plumbing for washing machine. Feature brick wall adding character. Door to front. Double glazed window.

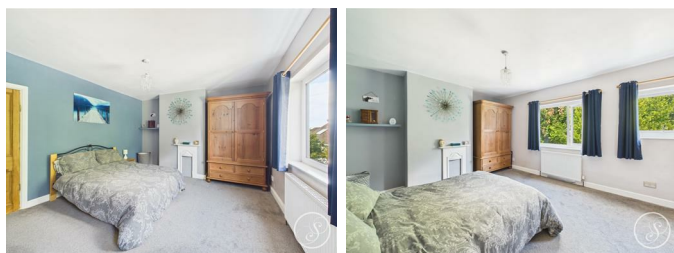
Lounge



To the rear is a double glazed window. Door leading out to the garden. Staircase leading to the first floor. Central heating radiator. Brick feature wall with fire.

First Floor Landing

Bedroom One



To the rear is two double glazed windows. Central heating radiator. Access to the loft space.

Bedroom Two



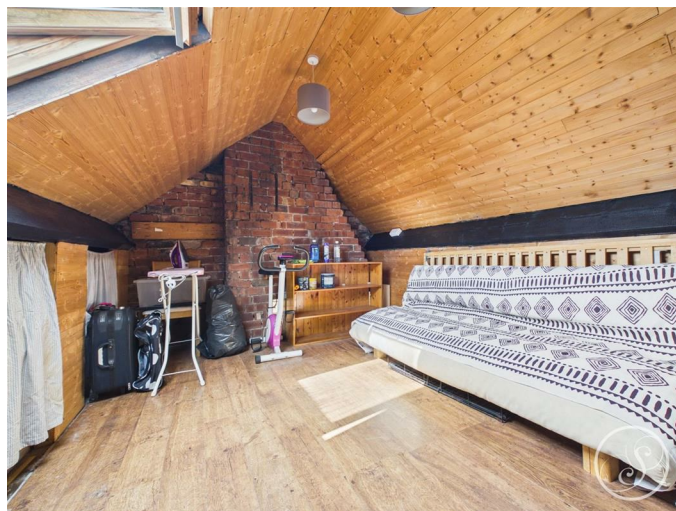
To the front is a double glazed window. Central heating radiator.

Bathroom



Fitted with a bath with shower over, wash hand basin and wc.

Loft Space



The loft space is a wonderful addition to this property and boasts stunning views. It would be an ideal space for use as a hobby area or an additional storage space.

External

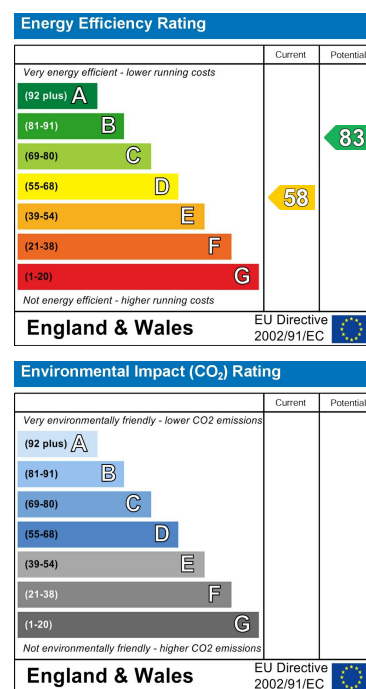
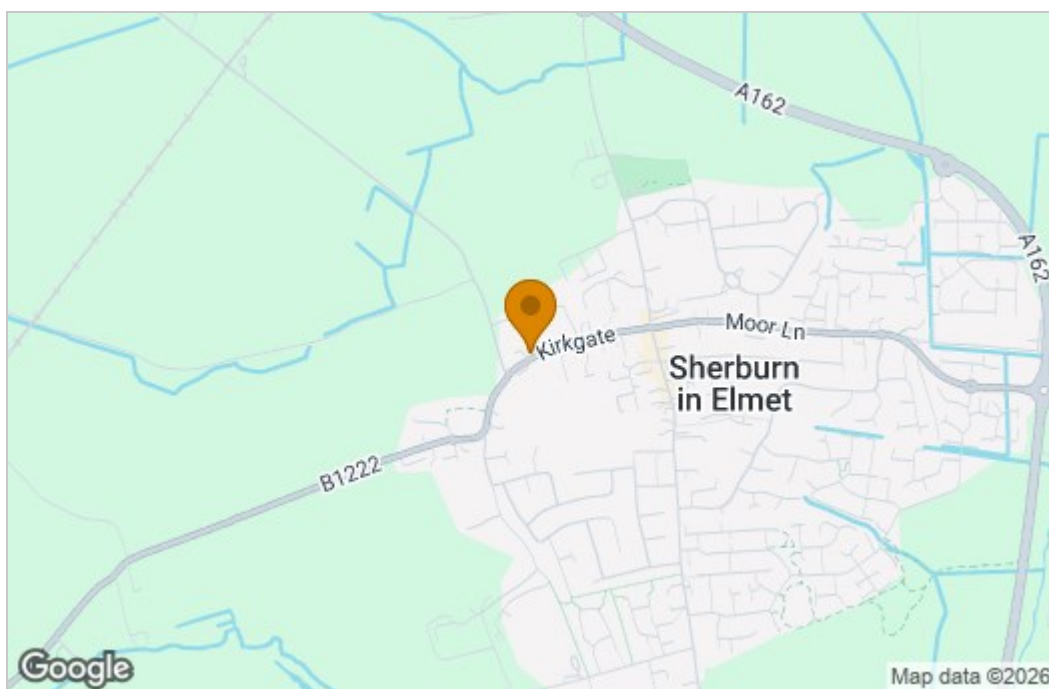


To the rear is a low maintenance garden.

Floor Plan



Area Map



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