



## 15 Low Garth Road Sherburn in Elmet, Leeds, LS25 6DH

A spacious and stylish four-bedroom detached family home in Sherburn in Elmet situated on an enviable plot offering superb commuter links. Following a full refurbishment throughout, the property is ready to move straight into!

**Offers Over £410,000**

# 15 Low Garth Road

Sherburn in Elmet, Leeds, LS25 6DH



- Detached Home
- Fully Refurbished
- Three Reception Rooms
- Driveway & Garage
- Three Bedrooms upstairs plus additional on ground floor
- Commuter Village

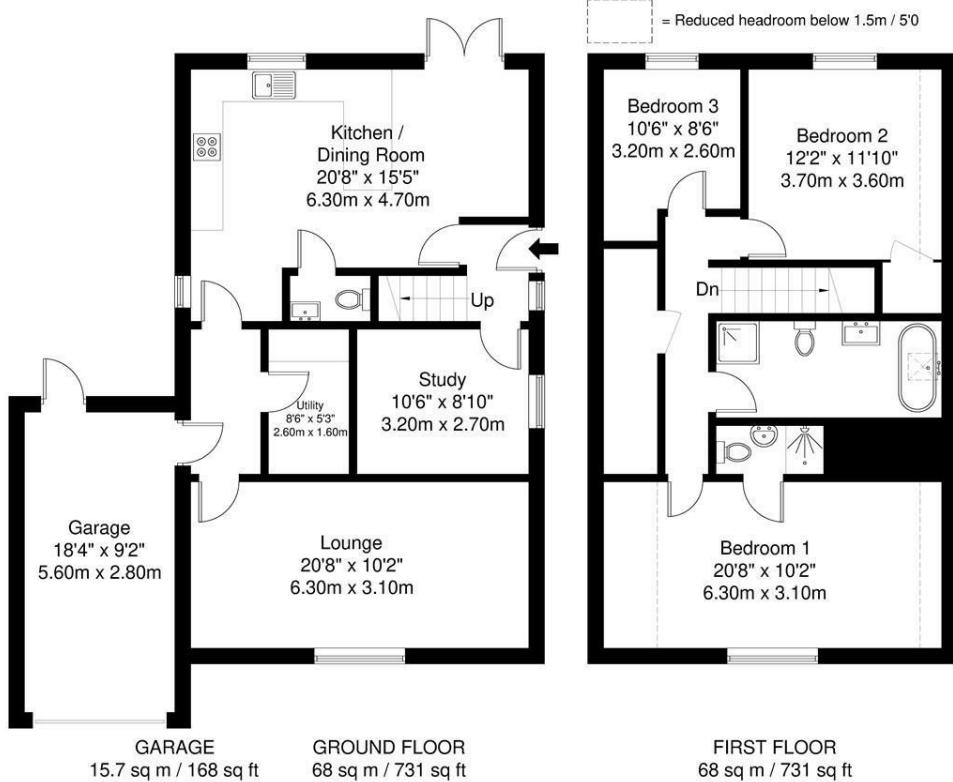


## Directions



## Floor Plan

### 15 Low Garth Road



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	73	81
(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	