



THE WILLOWS, BISHOPDYKE ROAD, SHERBURN IN ELMET
£685,000

Carter Jonas

THE WILLOWS, BISHOPDYKE ROAD, LS25 6JG

This extensive property offers an exciting opportunity, featuring approximately 3,500 sq. ft. of internal accommodation set on nearly half an acre. Originally a public house, the building has been significantly extended and modernized, now serving as a generous family home with considerable potential for business use or conversion into individual apartments, subject to planning consent.

Inside, the spacious kitchen boasts a central island, double oven, and abundant natural light. The open lounge and dining area, complemented by French doors leading to the garden, is perfect for family gatherings. A large home office features a charming fireplace and connects to a formal living room. There's also a music room and a bar area designed for entertaining.

The first floor comprises five double bedrooms, with the principle benefitting from a walk in wardrobe and ensuite in addition to the modern bathroom with a walk-in shower and roll-top bath. Externally, the property includes off-street parking for several vehicles, a large side plot (approximately a third of an acre) currently utilized for business purposes but available with vacant possession, a covered pond, a patio area, and a lawned garden. There is also a steel workshop/storage area in the yard offering a wide range of business opportunities.

Sherburn-in-Elmet is adjacent to the A1 and offers an excellent range of local amenities and is within the catchment areas of highly regarded schools. There is a wider choice of shops and other amenities in the nearby towns of Wetherby and Tadcaster. The area is popular with those requiring ease of access onto the A1/M1 and rail access to Leeds City Centre is easy from the local railway station.

TENURE Freehold

EPC BAND F

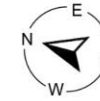
AN EXCITING OPPORTUNITY TO ACQUIRE THIS EXTENSIVE PROPERTY EXTENDING TO APPROX. 3,500 SQ. FT. OF INTERNAL ACCOMMODATION, SAT WITHIN GROUNDS OF JUST UNDER HALF AN ACRE.







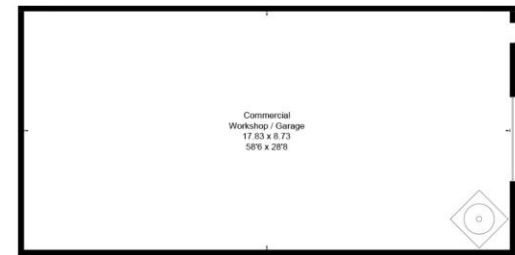
Bishopdyke Road, Sherburn in Elmet Leeds, LS25
 Approximate Area = 3749 sq ft / 348.3 sq m
 Outbuildings = 1739 sq ft / 161.6 sq m
 Total = 5488 sq ft / 509.9 sq m



Ground Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #81249

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