



Aberford Road | Barwick In Elmet | LS15 4EA

£215,000

Two Bedroom Cottage | Council Tax Band C | EPC rating D

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*** TWO BEDROOM MID TERRACE SOLD WITH NO CHAIN * GARAGE & PARKING TO REAR ***

This mid terraced cottage offers an excellent opportunity for couples, small families, individual buyers or investors alike. Situated in the sought-after village location of Barwick in Elmet celebrated for its charm and convenience, the property is within easy reach of local amenities and green belt land, combining the best of peaceful village living with practical day-to-day needs.

The house boasts a good overall condition and provides comfortable accommodation. The inviting open-plan reception room delivers a modern and social environment, seamlessly connecting to the fitted kitchen. Designed with functionality in mind, the kitchen offers space for a small breakfast table - perfect for both early-morning coffee and relaxed weekend brunches.

Upstairs you will find two double bedrooms, making it ideal for couples or small families. The modern shower room includes a walk in shower enclosure adding a touch of luxury to your daily routine.

Externally, this property benefits from dedicated parking and a single garage to the rear a valuable asset in this desirable neighbourhood. These features ensure secure off-road parking and additional storage options. A small buffer garden can be found to the front.

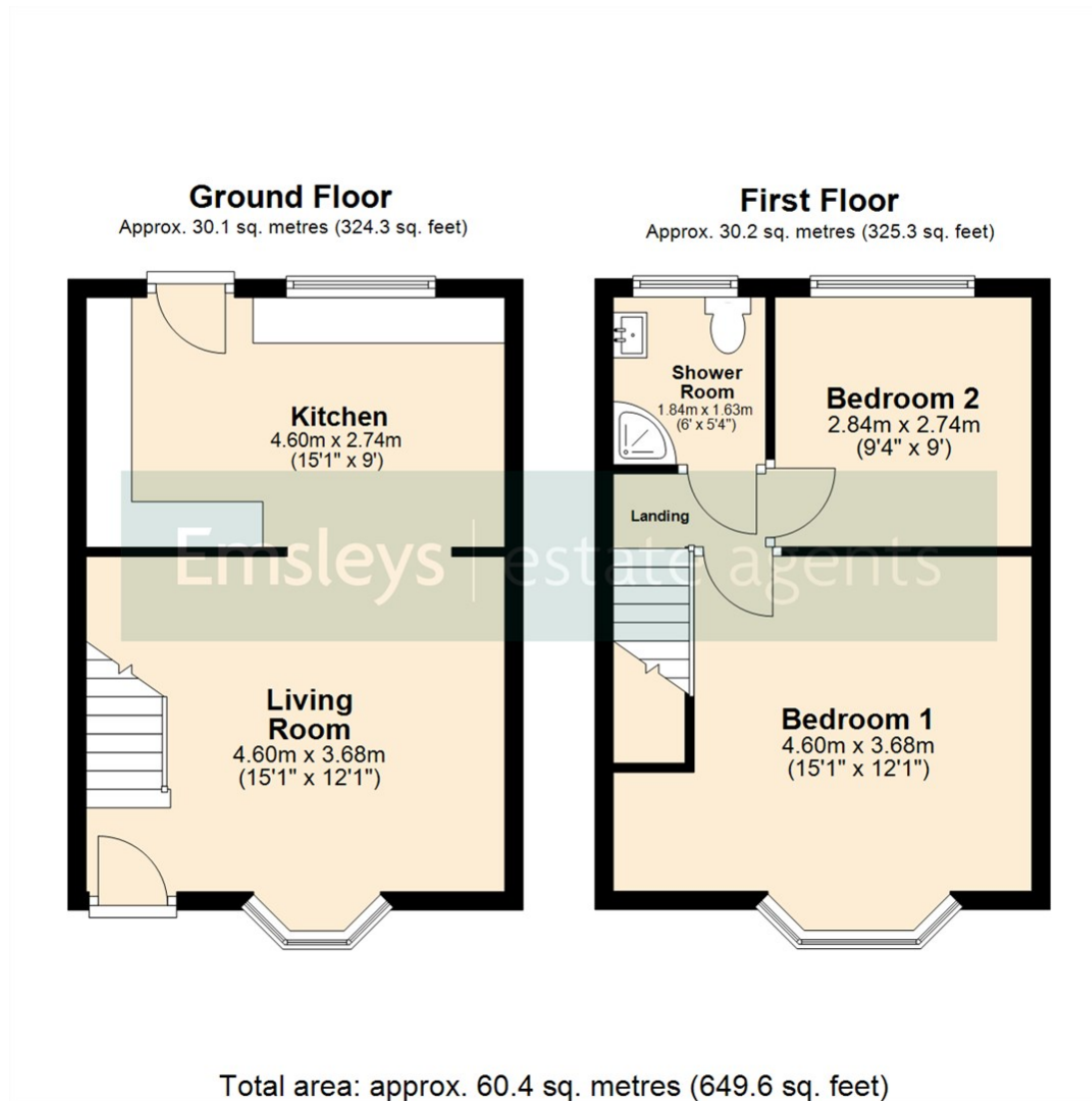
Set in a prominent and sought-after location, residents have quick access to a variety of amenities while being surrounded by picturesque green spaces, making it an ideal setting for those seeking both convenience and tranquility.

Barwick-in-Elmet is located to the east of Leeds with local amenities including shops, Post Office, Public Houses and the historic Maypole. Local amenities include the shopping facilities of Garforth, The Springs retail and leisure complex, Sainsbury's Retail Park in Colton and Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds city centre.

*** Call now to arrange your visit ***







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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