



Barncroft Mount | Seacroft | LS14 1BE

£185,000

Three Bedroom Semi-Detached House | Council Tax Band A | EPC Rating C

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**\*\*\*THREE BEDROOM SEMI-DETACHED WITH GARAGE AND ENCLOSED GARDEN TO REAR \*\*\***

Presenting a great OPPORTUNITY to acquire this spacious family home with the scope to make it your own!. The house has been well maintained by the present owner and offers spacious accommodation and throughout but does require some modernisation.

To the ground floor there is a large entrance hall which in turn leads to the living/dining room and kitchen. The living room benefits from a dual aspect and can be easily zoned into living and dining space with furniture. The log burning stove creates a warm and welcoming atmosphere. The first floor boasts three well-appointed bedrooms. The first and second bedrooms are spacious double rooms, while the third is a comfortable single room, all offering a refreshing space to rest. A well appointed bathroom includes a bath with shower over, pedestal hand wash basin and low flush w.c.

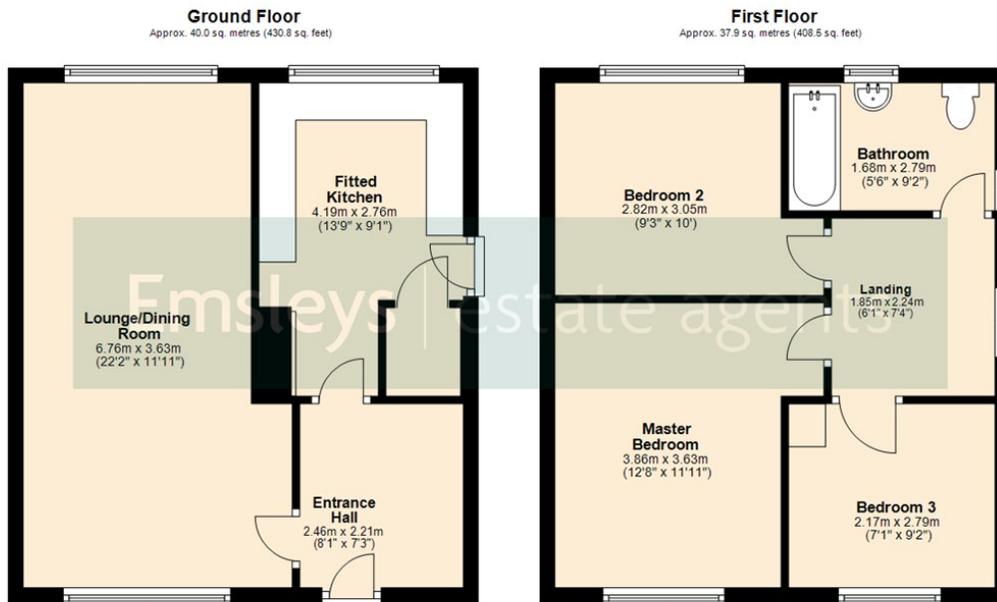
An outstanding feature of this home is the rear garden. Larger than most on the street there are multiple paved seating areas, external power points and raised flower beds - ideal for a veg plot or flowering shrubs. The brick out house and garage offer ample storage and have the benefit of power and light making them season proof.

The location of this property is a significant advantage, with easy access to public transport links including the A58 and A6120 Ring Road giving easy access to York, Wetherby and Crossgates. Nearby schools, and local amenities, make everyday life convenient and nearby open spaces found within Roundhay Park also provide an excellent location for leisurely walks and outdoor activities.

**\*\*\* Call now to arrange your visit! \*\*\***







Total area: approx. 78.0 sq. metres (839.3 sq. feet)

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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