



The Boyle | Barwick In Elmet | LS15 4JN

Three Bedroom End Cottage | Council Tax Band D | EPC Rating E

Offers Over  
£190,000

**Emsleys** | estate agents



\*\*\* SET IN THE HEART OF BARWICK IN ELMET \* RENOVATION OPPORTUNITY \* SPACIOUS ACCOMMODATION \* NO CHAIN \*\*\*

A rare opportunity!. Viewing is essential to appreciate the space and layout of this unique cottage in this popular village. In need of complete renovation this property would appeal to experienced renovators or simply first time buyers looking to get a foot hold in this popular village that are keen to put their own stamp on the property.

The accommodation briefly comprises to the ground floor; entrance hall, living room, large dining/kitchen. To the first floor are three double bedrooms and a family bathroom. Outside there is a buffer garden to the front along with on street parking.

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 easy access to the A1/M1 motorways. Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds city centre is a short drive away.

Viewing is highly recommended to truly appreciate the size of the accommodation on offer.

\*\*\* Call now to arrange your viewing \*\*\*

## Ground floor

### Entrance Hall

#### Kitchen 4.67m x 4.57m (15'4" x 15'0")

Fitted with some wall and base units which incorporate a stainless steel sink with side drainer and mixer tap. A range cooker is inset to the chimney breast area. A window overlooks the side access and a door opens to the cellar head where you will find storage shelves and a window to the rear. Stairs lead down to;-

### Cellar

A useful addition for storage and outdoor items.

#### Living Room 4.75m x 5.33m (15'7" x 17'6")

A spacious and light filled reception room with a large window to the front and an entrance door granting access to the front garden. Two central heating radiators, wall light points and a focal fireplace with an electric fire.

## First Floor

### Landing

Window to the rear and two loft hatches to the roof space - one with a pull down ladder.

#### Bedroom 1 4.93m x 3.78m (16'2" x 12'5")

A large double bedroom with a window to the side and a central heating radiator. A pedestal hand wash basin and fitted shower cubicle, serviced by a mains fed shower.

#### Bedroom 2 2.87m x 4.37m (9'5" x 14'4")

A double bedroom with window to the front and a central heating radiator.

#### Bedroom 3 2.16m x 4.32m (7'1" x 14'2")

A third double bedroom with a window to the front and a central heating radiator.

### Bathroom

A tiled bathroom with a panelled bath, a pedestal hand wash basin and a close coupled w.c. Window to the side, a central heating radiator and storage cupboard housing the hot water cylinder.

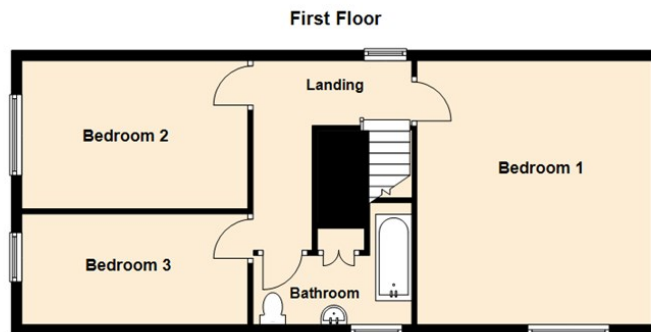
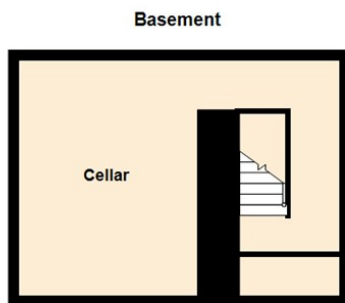
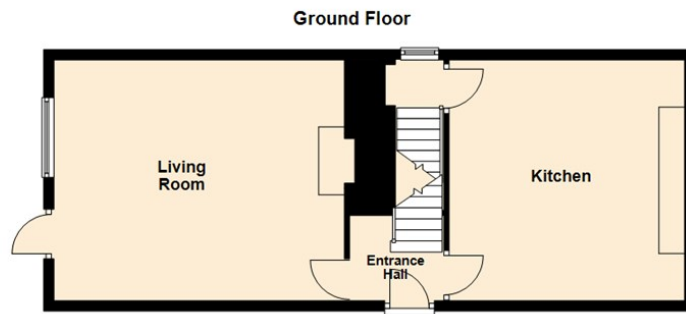
## Exterior

The property has a small buffer garden to the front with a border hedge and lawn. On street parking is available to the front.

## Directions

From our Crossgates office turn right onto the A6120 and at the roundabout take the third exit to continue on the A6120/Ring Road. At the next roundabout take the third exit again onto Barwick Road. Follow this road for one mile and at the 'T' junction turn right and continue on Leeds Road towards Barwick. As you approach the village continue around the bend towards the Maypole turn left and immediately right into The Boyle where the property can be found on the right hand side and identified by our Emsleys for sale board.





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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120    [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents