



Elmet Drive | Barwick In Elmet | LS15 4HF

£375,000

Three Bedroom Detached House | Council Tax Band D | EPC Rating E

Emsleys | estate agents

***** DETACHED HOUSE * THREE BEDROOMS * SOLD WITH NO CHAIN *****

This three-bedroom detached house is situated in the ever popular village of Barwick in Elmet, located to the east of Leeds known for its local amenities, green spaces and accessible walking routes, making it suited to families and first-time buyers.

The property offers two reception rooms. The living room features large windows and a fireplace, providing a focal point for the room with a dining room granting access to the sunroom and garden beyond. The kitchen is good size and fitted with a range of oak wall and base units with integrated cooking appliances. Sleeping accommodation comprises two double bedrooms, one with built-in wardrobes, and a single bedroom, also with built-in wardrobes, providing useful storage. The large family sized bathroom offers potential for an update but could easily accommodate a bath and separate shower if so desired.

Externally, the house benefits from off road parking on the driveway which leads to the side of the house and to a single garage.

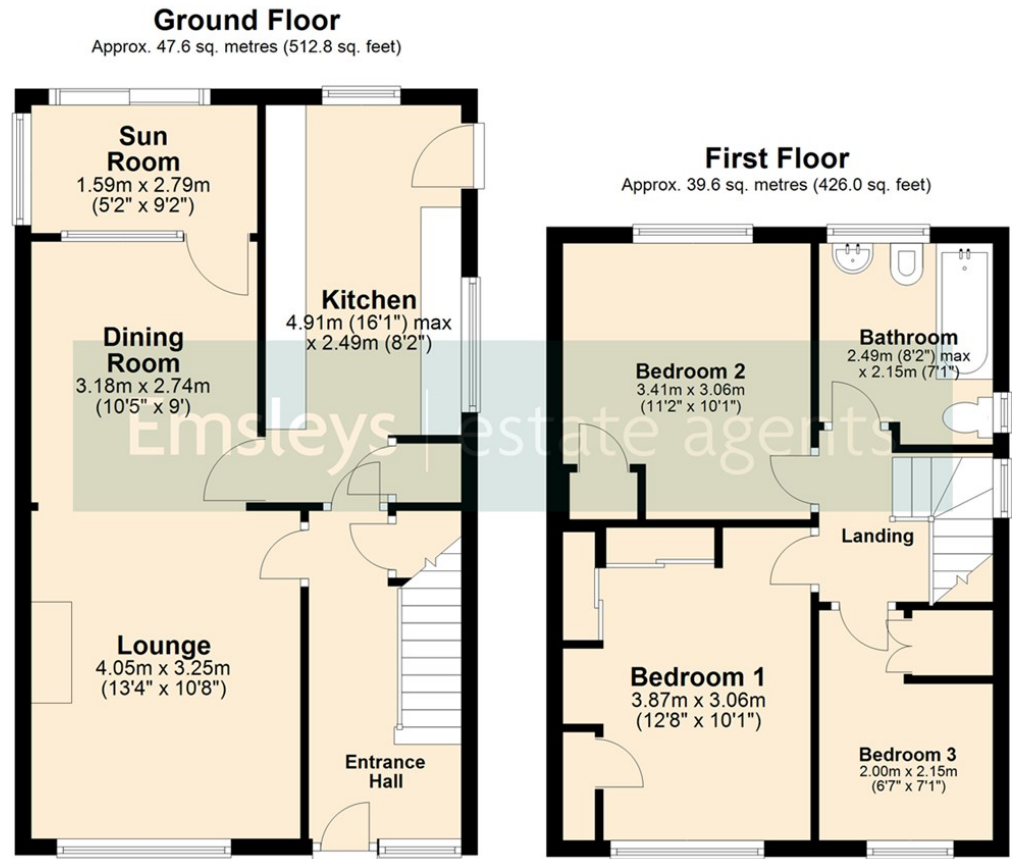
The surrounding area includes village shops, traditional pubs and access to nearby countryside walks around Barwick in Elmet and towards surrounding farmland and green spaces. For commuters, Garforth and Cross Gates railway stations are within driving distance, offering services to Leeds in around 10-15 minutes and connections onwards to York, Sheffield and beyond. Road links via the A6120, A64 and M1 provide access to Leeds city centre, York and the wider West Yorkshire region.

Local primary and secondary schools can be found in Barwick in Elmet and neighbouring communities, supporting the property's suitability for family living.

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







Total area: approx. 87.2 sq. metres (938.8 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

Emsleys | estate agents