



Richmondfield Way | Barwick In Elmet | LS15 4HJ

£465,000

Four bedroom detached house | Council Tax Band E | EPC rating D

Emsleys | estate agents

*** DETACHED PROPERTY * FOUR BEDROOMS * CONSERVATORY * LARGE PLOT * IMMACULATE! ***

The ever popular village of Barwick In Elmet offers this DETACHED chalet style bungalow with FLEXIBLE well proportioned accommodation. The property stands well within extensive gardens which can be viewed from a lovely conservatory. There is PVCu double-glazing and gas central heating throughout but the property must be seen to appreciate the size and standard of the accommodation on offer.

The accommodation briefly comprises; entrance hall, generous living room, formal dining room, fitted kitchen opening to a conservatory and a ground floor bathroom. To the first floor there are two double and two single bedrooms plus a shower room. To the outside there is a detached garage, ample off-road parking and an enclosed garden to the rear.

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 24 hours a day, 7 days a week to arrange your viewing ***

Ground floor

Entrance hall

Enter through a PVCu double-glazed entrance door. There is an under stairs storage cupboard plus a useful fitted cloaks cupboard along with a central heating radiator and coving to the ceiling.

Living room 8.33m x 3.63m reducing to 2.69m (27'4" x 11'11" reducing to 8'10")

The living room is flooded with light from the dual aspect and could be zoned to create an extra sitting area, study area or extra dining space. There is a sandstone feature fireplace with inset log effect gas fire and a PVCu double-glazed bay window overlooking the front garden. To the

rear aspect are double-glazed French windows giving direct access to the garden. There are two central heating radiators and coving to the ceiling.

Dining room 3.63m x 3.63m (11'11" x 11'11")

A formal dining room laid with solid oak flooring and having a double-glazed window overlooking the front garden, a central heating radiator and coving to the ceiling.

Dining/kitchen 6.55m x 3.02m (21'6" x 9'11")

The dining/kitchen has ample space for a breakfast table and chairs and is fitted with a range of oak wall and base units with work surfaces over. There is an inset one and half bowl sink with mixer tap, a four ring gas hob with extractor hood over, a built-in electric oven, plumbed space for a washing machine and space for a fridge and freezer. Double-glazed windows are placed to the side and rear elevations and French windows open to;-

Conservatory 3.86m x 3.45m (12'8" x 11'4")

The conservatory has a central heating radiator and is of brick and PVCu double-glazed construction with a polycarbonate roof. French windows give direct access to the enclosed rear garden.

Bathroom 2.51m x 2.44m (8'3" x 8'0")

The sizable family bathroom is fitted with a white suite which comprises;- corner panelled bath with mixer shower tap, pedestal hand wash basin and a low flush w.c., ceramic tiled walls to half height, two double-glazed windows and a central heating radiator.

First floor

Landing

With a central heating radiator and access to a walk-in storage cupboard which has a light and houses the 'Worcester Bosch' central heating boiler.

Bedroom One 3.63m x 3.56m (11'11" x 11'8")

A double bedroom with wardrobes fitted to one wall providing useful storage and hanging rails, central heating radiator and a double-glazed window overlooking the front garden.

Bedroom Two 3.68m x 2.57m (12'1" x 8'5")

A second double bedroom positioned to the side elevation with a central heating radiator and a double-glazed window.

Bedroom Three 3.23m x 2.39m max (10'7" x 7'10" max)

A single bedroom, laid with wood grain effect laminate flooring, having a central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom Four 3.25m max x 2.01m (10'8" max x 6'7")

A single bedroom with a central heating radiator and a double-glazed window overlooking the rear aspect.

Shower Room

Fitted with a walk-in shower cubicle, a hand wash basin with vanity storage below and a low flush w.c. The room is fully tiled to the walls and has a fixture storage cupboard, shaver point, central heating radiator and a window placed to the rear.

Exterior

The property sits in extensive gardens to all sides and offers a block-paved driveway which provides off-road parking for several vehicles and in turn leads to a detached garage which has an up-and-over door, power, light and a side courtesy door. The front garden has a shaped manicured lawn with a circular flower bed and borders stocked well with flowering shrubs and bulbs. The fully enclosed rear garden is a generous size and is a true delight! Seasoned gardeners will appreciate the raised flowerbeds, extensive lawns and borders stocked well with a large variety of plants and trees. There is a paved seating area, exterior lighting and an outside water tap.

Directions

From the Crossgates office, proceed along Austhorpe Road, passing Manston Park. At the painted roundabout, turn left onto Pendas Way. Proceed to the end of the road, and turn right onto Barwick Road and then onto Leeds Road. At the T-junction, turn right and continue onto Leeds Road. Approach the village of Barwick In Elmet, and turn right onto Long Lane. Take the first left onto Richmondfield Lane and the third left again into Richmondfield Way where the property can be found on the right hand side at the top of the cul-de-sac.





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.