



Elmwood Chase | Barwick In Elmet | LS15 4JZ

£625,000

Individual Detached Bungalow | Council Tax Band F | EPC rating D

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*** INDIVIDUALLY DESIGNED STONE FRONTED THREE/FOUR BEDROOM BUNGALOW ***

OFFERED WITH NO CHAIN - A rare opportunity has arisen to acquire this superb stone fronted THREE OR FOUR double bedroom detached bungalow set upon generous established gardens with detached double garage. Occupying a little known position at the end of an exclusive gated cul-de-sac of just two individual properties in the heart of this highly regarded village.

We would strongly recommend an early viewing to appreciate the impressive size and layout of this well designed bungalow which provides versatile accommodation to suit a variety of purchasers from professional couples to growing families.

Modernised and immaculately presented by the current owners the property briefly comprises;- entrance porch, reception hall, 24' lounge, dining room/fourth bedroom, conservatory, modern fitted kitchen, utility room, inner hallway, a master bedroom with en-suite shower room, two further double bedrooms and family bathroom. To the exterior are delightful secluded gardens being south facing to the rear, ample parking for several cars, double garage, summer house and a storage shed.

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 viewing ***

Ground Floor

Entrance Porch

A composite front entrance door leads into an entrance porch with two double-glazed windows to the front - a great spot for muddy shoes and umbrellas.

Reception Hall

An L-shaped reception hall with radiator and a built-in cloaks cupboard having mirrored doors which reflect the light beautifully. Coving to the ceiling and hatch with a drop-down ladder giving access to a large centrally boarded loft with light.

Lounge 7.31m x 3.95m (24'0" x 13'0")

A superb through lounge of generous proportions, the focal point being a marble fireplace and hearth with a fitted log burning stove. Two radiators, coving to ceiling, a double-glazed window to the front and further double-glazed sliding patio doors opening to the conservatory.

Conservatory 3.96m x 2.51m (13'0" x 8'3")

A PVCu double-glazed conservatory extension with dwarf wall and a vaulted glass roof. Tiled floor and fitted blinds. Granting views across the private rear gardens with an access door to the side and triple pivot doors leading onto a patio area.

Dining Room 3.97m x 3.96m (13'0" x 13'0")

A versatile room which is currently used as a formal dining room but could serve a variety of uses including a fourth double bedroom if desired. Radiator, coving to ceiling and a double-glazed window overlooking the front garden.

Kitchen 3.99m x 2.95m (13'1" x 9'8")

A fabulous modern kitchen fitted with a range of white gloss wall and base units with Quartz work surfaces over which incorporate a white granite double sink with extendable mixer tap over. Integrated appliances include a double electric oven, a five zone brushed steel gas hob with extractor over, a full height fridge, a full height freezer and dishwasher. Counter and kickboard feature lighting and double-glazed window to the rear. Feature arch to:

Utility Room 2.36m x 1.68m (7'9" x 5'6")

Having matching fitted units again with Quartz work surfaces and upstands. Plumbed for a washing machine and space for a dryer. Concealed wall mounted gas central heating boiler and a PVCu double-glazed rear entrance door.

Inner Hallway

Leading off the reception hall and providing access to three bedrooms and family bathroom.

Master Bedroom 3.00m x 4.19m (9'10" x 13'9")

A double bedroom boasting built-in wardrobes having sliding mirrored doors and providing hanging rails and storage to one wall. To the opposing wall and two further double wardrobes. Radiator and double-glazed window to the side elevation.

En-suite Shower Room

The en-suite offers a three piece suite in white consisting of a floating low flush WC with concealed cistern, a hand wash basin inset to vanity storage and a double shower cubicle with a mains fed shower and glazed screen doors. Chrome heated towel rail, extractor fan and an opaque double-glazed window.

Bedroom 2 2.95m x 4.19m (9'8" x 13'9")

A double bedroom with radiator and a double-glazed window to the front. Built-in wardrobes with sliding doors providing hanging rails and storage to one wall and the room is laid with wood grain effect laminate flooring.

Bedroom 3 2.97m x 3.40m (9'9" x 11'2")

Currently used as a study, the third double bedroom has a feature hanging acrylic mirror to one wall, a radiator and a double-glazed window to the front.

Bathroom

The stunning luxury bathroom is fully tiled with display niches and is fitted with a four piece white suite which comprises;- a built in double ended jacuzzi bath with feature mirror panelling and lighting, a wall hung wash basin with two large storage drawers and a floating low flush WC with concealed cistern. The walk in shower area is served by a 'soaker' mains fed shower and has a privacy glass panel. Heated ladder style towel rail and an opaque double-glazed window.

Exterior

The property is approached off Elmwood Lane via electric security gates onto a shared private drive which serves just two individual properties. At the end of the lane further remote controlled timber gates open to a large forecourt which provides turning facilities and parking for several vehicles. To the front of the house is an ornamental pond with rockery and low manicured hedge. An Indian stone laid patio leads you to the left side of the house providing a large seating area - ideal for patio furniture and al-fresco dining.

The rear garden is a true delight! South facing the garden offers shaped and manicured lawns surrounded by deep flower beds stocked well with a variety of flowering shrubs and trees. The Indian stone patio continues to the rear providing further areas to sit and enjoy the sun. The property as a whole enjoys a high degree of privacy.

To the right side of the property a resin footpath leads you to the rear of the garage where you can find the summer house, a timber shed which provides storage for garden tools and wood stores to the side of the garage.

Summer House

The summer house offers a great entertaining space/gym or office and offers a bar area, tv aerial, power and light.

Double Garage 5.49m x 5.49m (18'0" x 18'0")

A detached stone fronted double garage with remote controlled up-and-over door, power light, water tap and a personal side door.

Directions

Leaving our Garforth office head north on Main Street and continue to the traffic lights proceeding straight ahead into Barwick Road. Continue under the railway bridge and over the M1 motorway, continuing into Long Lane and on reaching Barwick-in-Elmet follow Long Lane to the T-junction and turn left into Leeds Road. Then take the first right into Elmwood Lane, where Elmwood Chase is situated on the left hand side just before the doctors surgery.





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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