



Leeds Road | Barwick In Elmet | LS15 4HS

£399,995

Three bedroom semi-detached house | Council Tax Band C | EPC Rating D

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*** THREE BEDROOM SEMI-DETACHED HOUSE WITH VIEWS
ACROSS OPEN FARMLAND ***

Situated in the charming village of Barwick In Elmet, this exquisite semi-detached house on Leeds Road offers a perfect blend of modern living and picturesque surroundings. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The heart of the home is the open plan dining kitchen, which boasts a contemporary design and high-quality finishes, making it a delightful space for family meals and gatherings. The property also features a sun room with bi-fold doors opening to the rear garden, perfect for seamless outdoor and indoor entertaining.

The luxury bathroom is a standout feature, designed to offer a tranquil retreat with its elegant fixtures and fittings. Throughout the house, a high standard of decor and craftsmanship is evident, ensuring a comfortable and stylish living environment.

For those with vehicles, the property offers parking for up to three cars, a valuable asset in this desirable area. The garden provides a lovely outdoor space, ideal for children to play or for hosting summer barbecues.

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

Composite double-glazed entrance door, wood effect flooring, a contemporary radiator, stairs to the first floor and doors to the kitchen/diner and lounge.

Lounge 3.51m into bay x 3.89m (11'6" into bay x 12'9")

Feature exposed brick fireplace, PVCu double-glazed bay window, continuation of flooring from the entrance hall, a contemporary floor to ceiling radiator and coving to the ceiling.

Kitchen/Diner 5.36m x 3.89m (17'7" x 12'9")

Boasting a range of wall and base units with granite effect work surfaces and splashback tiling. Inset ceramic sink and drainer, recess for a large fridge/freezer, a range with an extractor over and plumbing for washing machine and dishwasher. PVCu double-glazed window to the side aspect, plinth heater, ceiling down lighters, composite entrance door to the driveway. Open to :

Sun Room 3.63m x 2.87m (11'11" x 9'5")

PVCu double-glazed windows, radiator, Bi-fold doors open to the rear garden.

First Floor

Landing

Pull-down loft hatch with ladder, light and power, double-glazed skylight, radiator and doors to all rooms.

Bedroom 3.51m into bay x 3.89m (11'6" into bay x 12'9")

A contemporary radiator to an exposed feature brick chimney breast and a PVCu double-glazed bay window to the front aspect overlooking fields.

Bedroom 3.40m x 2.51m (11'2" x 8'3")

PVCu double-glazed window to the rear aspect with far reaching view over fields and a contemporary radiator beneath.

Bedroom 3.58m x 1.98m max (11'9" x 6'6" max)

PVCu double-glazed window to the side aspect with far reaching view over fields and a contemporary radiator beneath.

Bathroom

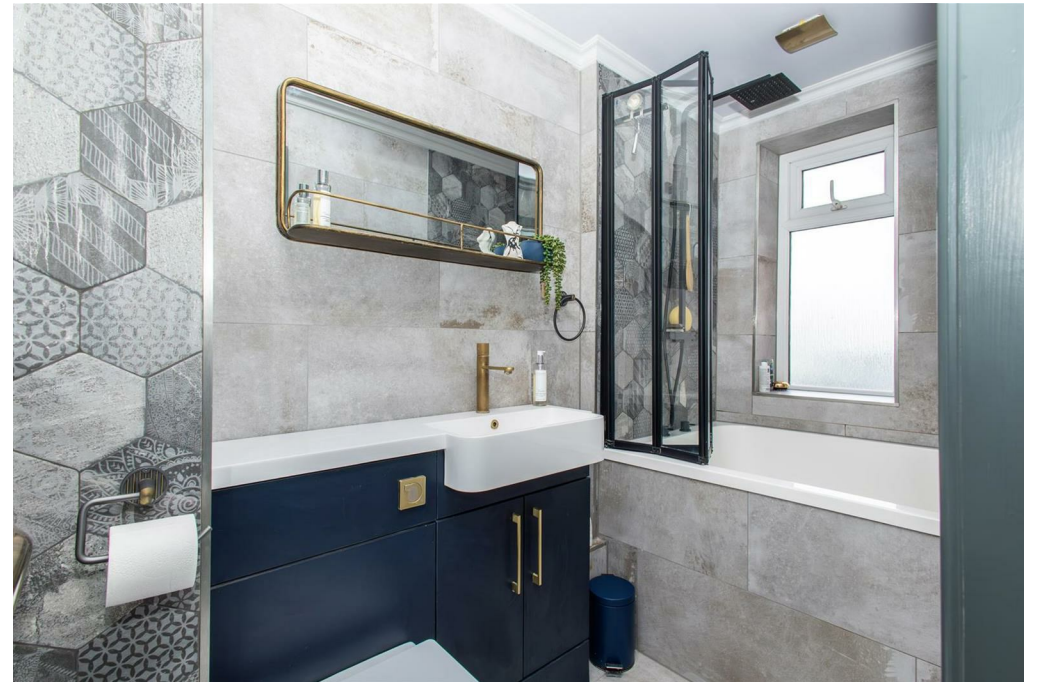
A stunning finish to this contemporary fully tiled room with vanity housed wash hand basin and integrated work surface over, unit housed push flush WC and a bespoke bath in a square finish with screen and shower over. PVCu double-glazed frosted window, contemporary radiator with towel warmer bar, down lighters to ceiling and a tiled floor.

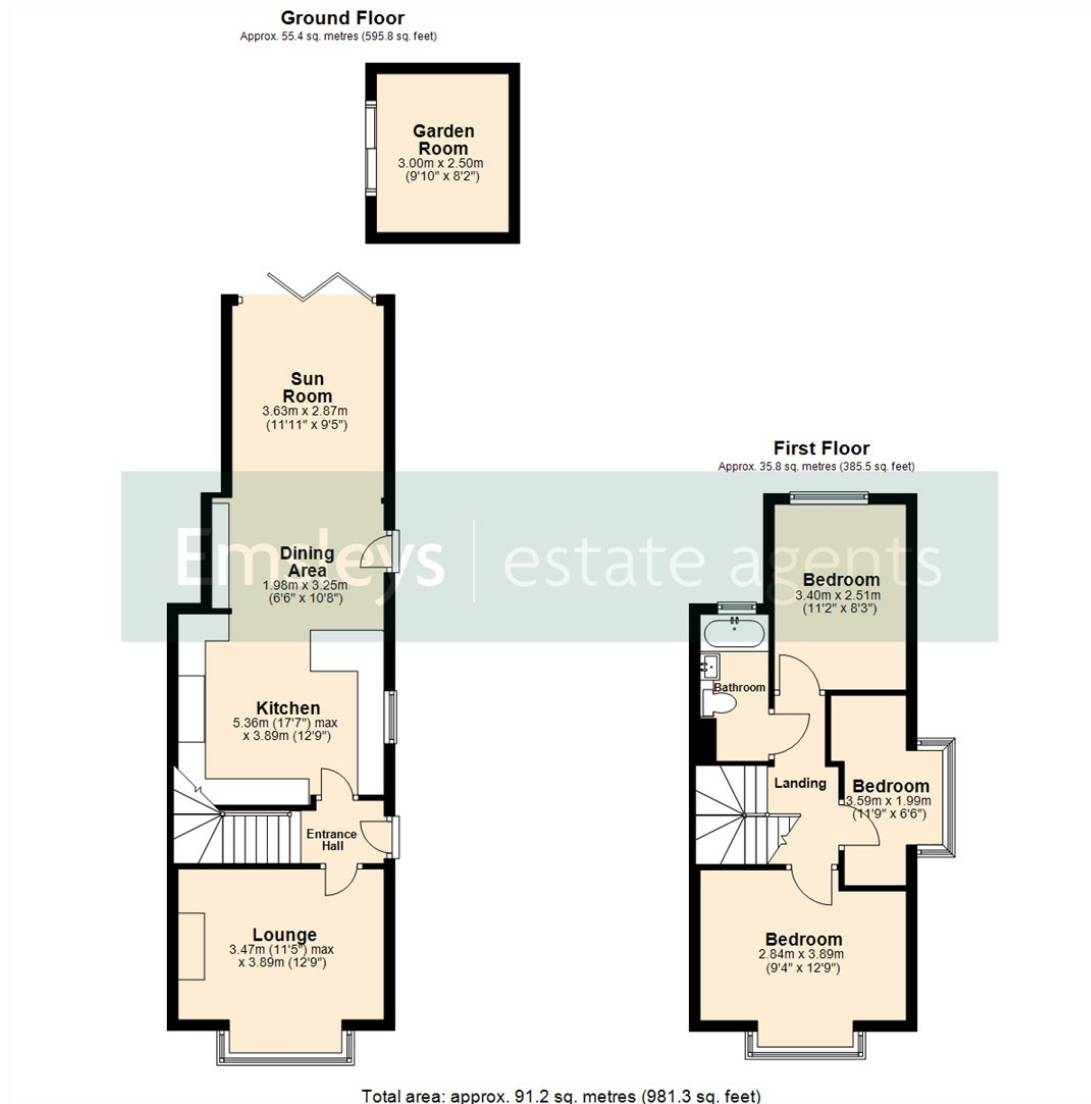
Garden Room 3.00 x 2.50 (9'10" x 8'2")

A useful addition for the home worker or persons with hobbies! Fully sound proofed with power, light and fitted electric heater.

Exterior

To the front is a printed concrete driveway with ample parking which continues through a secure high gate to the side. The rear garden is of a good size with a good degree of privacy and offers a full garden room with power and light (ideal for the home worker).





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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