



Barwick Road | | LS15 8SP

£320,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

Emsleys | estate agents

*** THREE BEDROOM SEMI-DETACHED HOUSE * EXCELLANT LOCATION AND PLOT SIZE ***

Situated on Barwick Road in Leeds, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two reception rooms, this property is ideal for families or those seeking extra space.

The ground floor provides two reception rooms. A spacious living is open to the sun room which could be used as a study or work from home space and offers direct access to the patio and rear garden. A separate dining room opens to the fitted kitchen which offers integrated cooking appliances. serving the property. Upstairs, there are two double bedrooms, both with built-in wardrobes, providing useful storage and a smaller double/large single bedroom. One of the standout features of this property is the generous driveway providing ample off road parking and leading to a garage with an up and over door power and light.

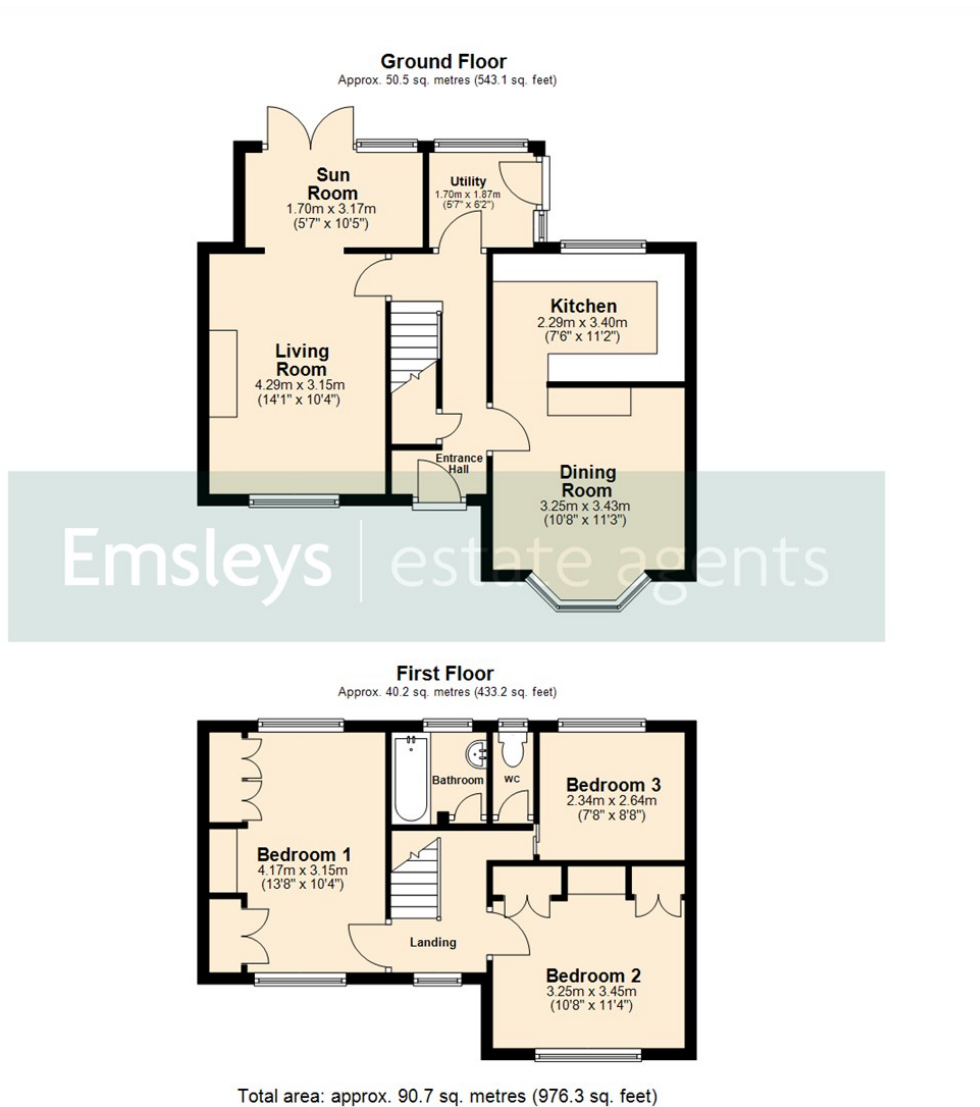
This home presents an excellent opportunity for anyone looking to settle in a vibrant community with all the conveniences of modern living.

Adjacent to fantastic transport links via main arterial roads such as the A6120/A64 York Road and the East Leeds Orbital Road which all give quick and easy access to both the M1/A1 motorway network as well as Wetherby, York or Leeds. There are good public transport routes nearby along with a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Crossgates shopping centre has an excellent ranges of shops, banks, cafes and bars and a little further is a new leisure and retail park 'The Springs' in Thorpe Park.

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







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