

Mike
Dobson



34 Chapel Lane

Barwick Elmet, Leeds, LS15 4EJ

£270,000

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An exceptionally well presented three double bedroom semi-detached house located within the ever popular village of Barwick in Elmet and within walking distance to the local primary school.

The accommodation briefly comprises entrance hall, lounge, kitchen/diner, conservatory, ground floor bathroom, first floor landing, bedroom one, en-suite shower room, bedroom two, and bedroom three.

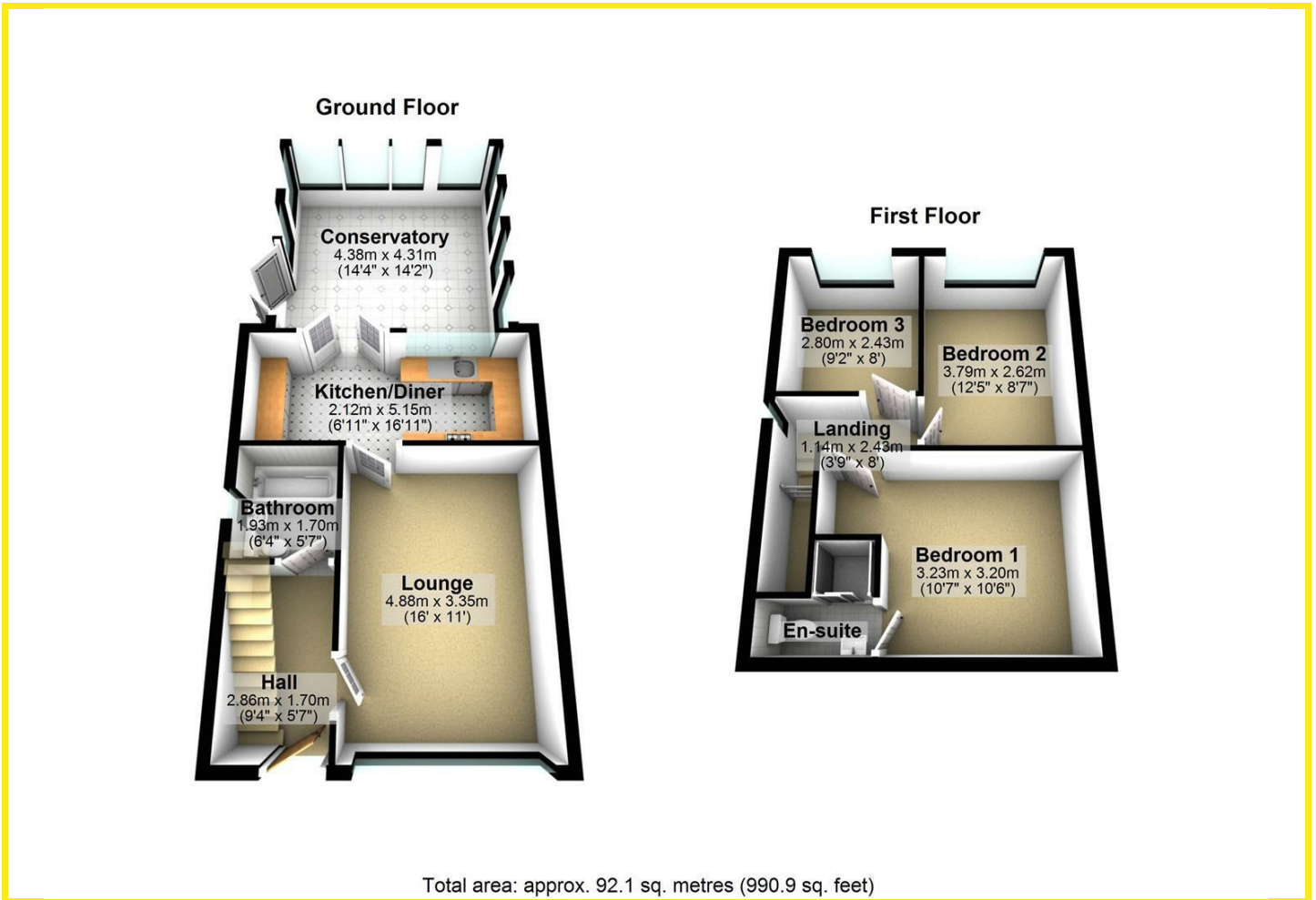
In addition the property has had a full rewire, a new roof in 2020, a new conservatory roof in 2021, PVCu double glazed windows and entrance doors throughout including French doors from the kitchen to the conservatory and from the conservatory leading to the rear garden, gas fired central heating with combination boiler being located in the loft and being serviced on an annual basis with the last service being done in 2024, stunning Wren fitted kitchen installed November 2023 with four ring induction hob, extractor hood over, built in Zanussi oven, integrated fridge/freezer, integrated slimline AEG dishwasher, and integrated washing machine.

Externally, to the front of the property is a low maintenance garden. There is a driveway which provides off road parking for a minimum of two vehicles. To the rear of the property is a fully enclosed garden which has a lawn, pebbled area and raised decked seating area. There is also a useful shed.

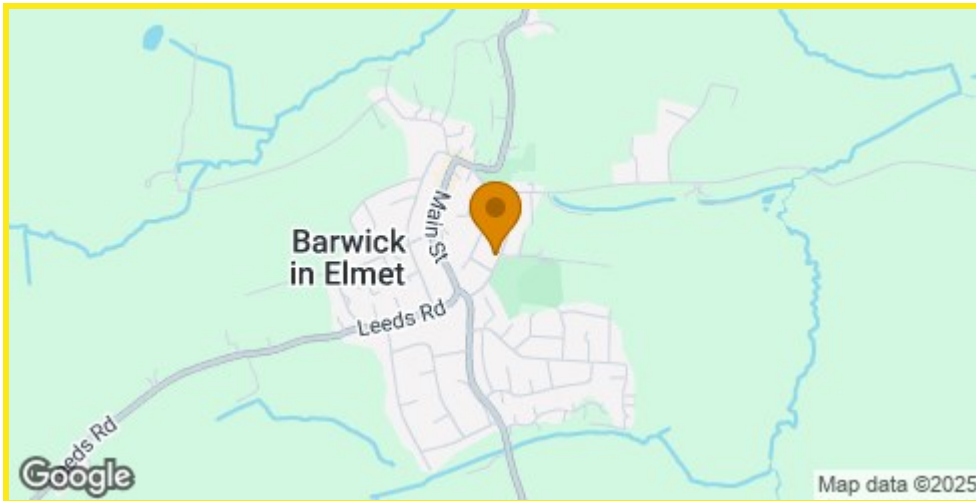




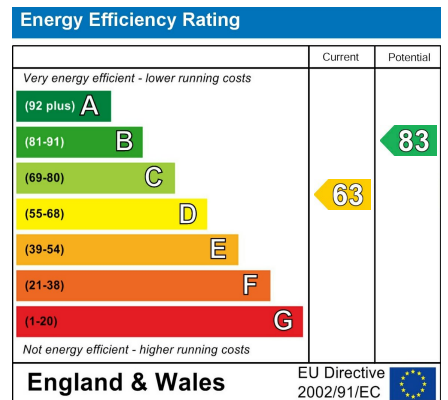
Floor Plan



Area Map



Energy Efficiency Graph



Directions

On entering the village of Barwick-in-elmet from the direction of Garforth, follow Long Lane and take the fourth turning off on the right hand side on to Chapel Lane.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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