

Mike

**Dobson**



**9 The Close**

Barwick In Elmet, Leeds, LS15 4LS

**£265,000**

# 9 The Close

Chain free

Nestled in the charming village of Barwick In Elmet, Leeds, this delightful three-bedroom semi-detached dormer bungalow offers a perfect blend of comfort and practicality. The property boasts two inviting reception rooms, including a spacious lounge and a separate dining room, both of which are ideal for entertaining family and friends. The dining room features French doors that open directly onto the private rear garden, creating a seamless connection between indoor and outdoor living.

The kitchen is fitted with a four-ring electric hob and oven, making it a joy for any home cook. On the ground floor, you will find a comfortable bedroom and a conveniently located bathroom, providing ease of access for residents and guests alike. Ascend to the first floor, where two additional bedrooms await, one of which is enhanced by fitted wardrobes, offering ample storage space. A modern shower room completes this level, ensuring that all your needs are met.

The exterior of the property comprises of a private rear garden that includes a paved seating area, perfect for al fresco dining or simply enjoying the sunshine and leads to a lawned area. Additionally, the property benefits from a driveway that provides off-road parking and leads to a detached single garage, offering further convenience.

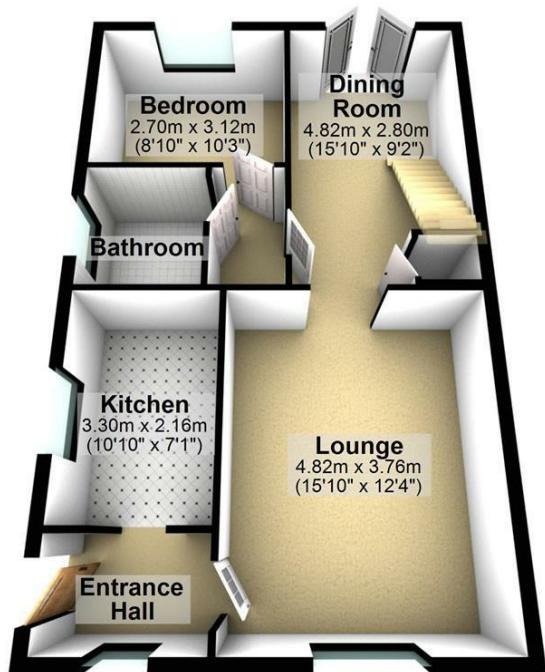
This property is an excellent opportunity for those seeking a comfortable and versatile home in a peaceful setting. With its thoughtful layout and desirable features, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely property your own.



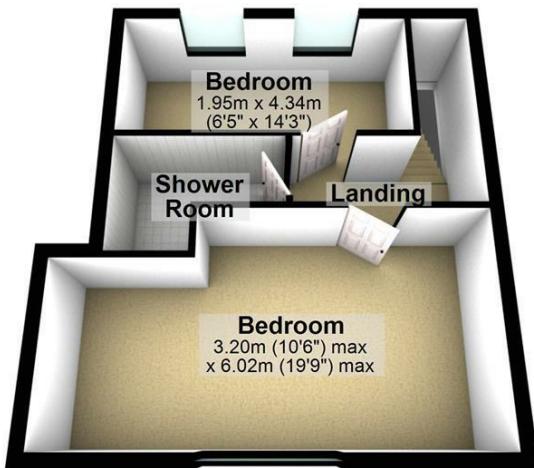


## Floor Plan

### Ground Floor

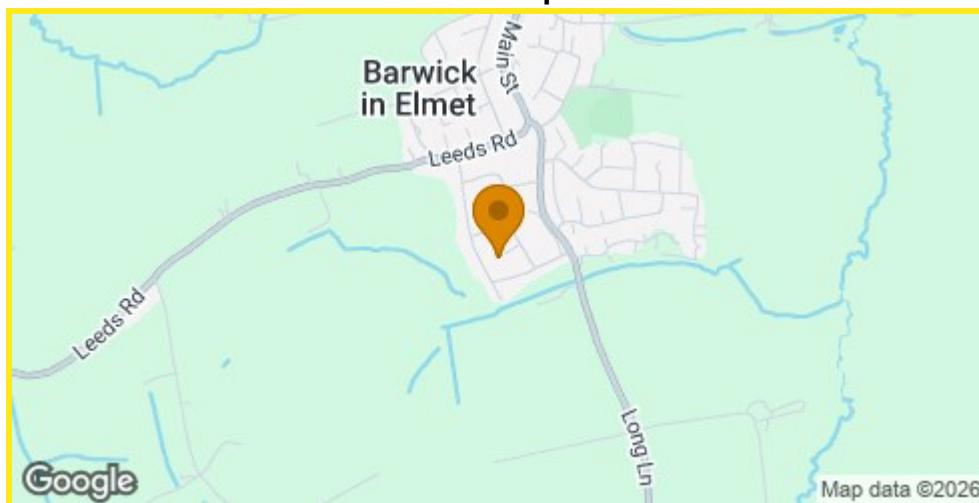


### First Floor

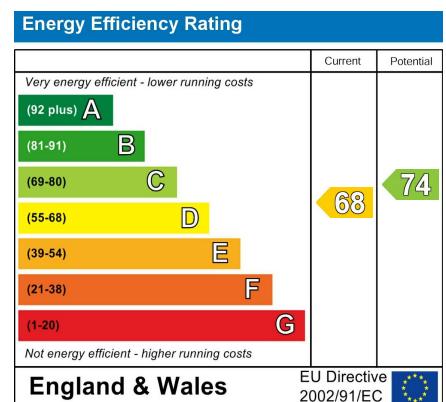


Total area: approx. 94.2 sq. metres (1014.2 sq. feet)

### Area Map



### Energy Efficiency Graph



### Directions

From our Garforth office, head north on Main St/B6137 toward Fidler Lane, continue onto Barrowby Lane, turn right onto Barwick Road, Continue onto Long Lane, turn left onto Gascoigne Avenue, turn right onto Gascoigne Road, turn left onto The Close.

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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