

Mike
Dobson



4 Richmondfield Crescent
Barwick In Elmet, Leeds, LS15 4EU

£295,000

4 Richmondfield Crescent

Nestled in the highly sought-after area of Richmondfield Crescent, Barwick In Elmet, this immaculate two-bedroom semi-detached house offers a perfect blend of modern living and comfort. There is a spacious lounge/Diner, featuring a charming wood burner and patio doors that lead to the rear garden, creating an inviting space for relaxation and entertaining.

The well-appointed kitchen boasts a five-ring gas hob, an extractor, and an integrated double oven, making it a delightful space for culinary enthusiasts. The newly refurbished downstairs bathroom is a standout feature, complete with a separate shower cubicle and full-height tiles, ensuring both style and functionality.

Upstairs, you will find two generously sized double bedrooms. One bedroom is enhanced by fitted sliding door wardrobes, providing ample storage, while the second bedroom benefits from a new en-suite WC, adding convenience to your daily routine. The loft space is thoughtfully boarded and equipped with ladders and lighting, offering additional storage options.

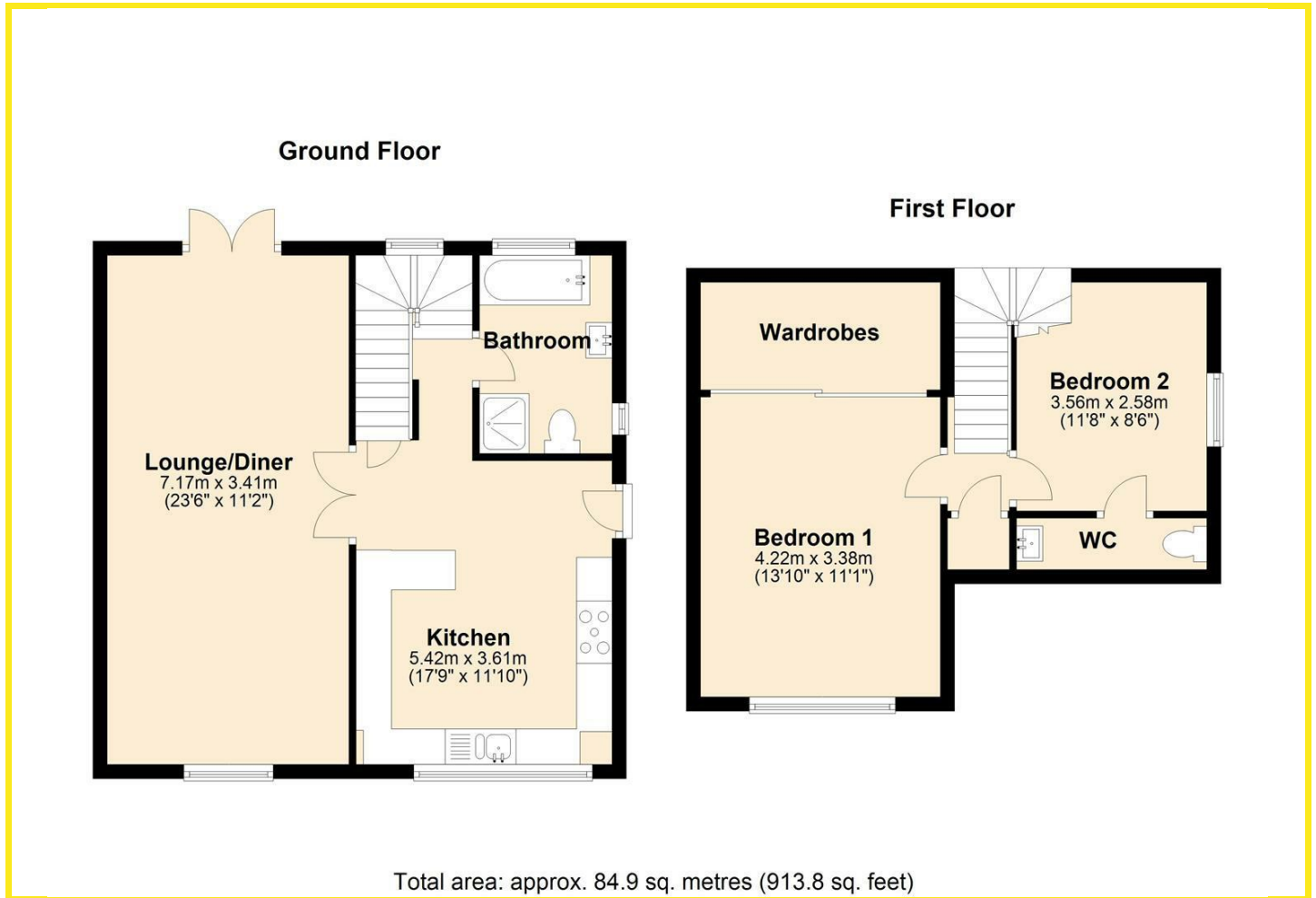
The exterior of the property is equally impressive, featuring a rear garden that includes a decked seating area, a patio, and a well-maintained lawn adorned with shrubs and plants, perfect for outdoor enjoyment. A separate detached single garage and EV charger plus a spacious driveway accommodate multiple vehicles, secured by steel gates for added peace of mind. The property is situated in a quiet cul-de-sac, complemented by a lawned garden to the front, enhancing its curb appeal.

This delightful home is ideal for those seeking a tranquil yet convenient lifestyle in a desirable location. Don't miss the opportunity to make this charming property your own.

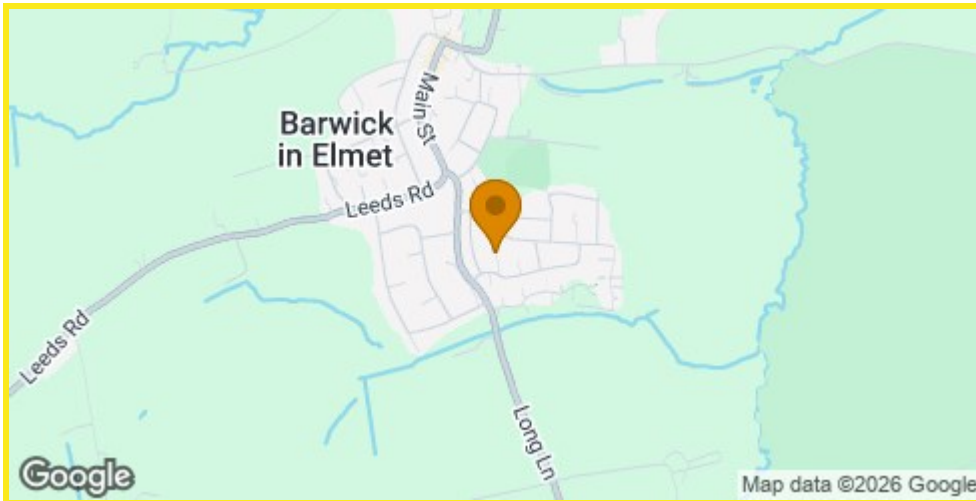




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Garforth office go up Main Street, go straight over at the traffic lights on to Barrowby Lane, follow the road to the right on to Barwick Road, continue on Long Lane then taking a right on to Richmondfield Avenue then first left on to Richmondfield Crescent where the property can be identified by the for sale board.

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.

4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: headoffice@mdobson.co.uk <https://www.mdobson.co.uk>