



Richmondfield Drive | Barwick In Elmet | LS15 4ER £240,000

2 Bedroom Semi-detached bungalow | Council tax band C | EPC rating D

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***TWO BEDROOM SEMI-DETACHED BUNGALOW WITH GARAGE AND ENCLOSED REAR GARDEN. SOLD WITH NO CHAIN ***

This bungalow presents a fantastic opportunity for those looking to downsize, retire to a quieter location, or simply enjoy the benefits of village life. With its well maintained and convenient layout this property is sure to appeal to a variety of discerning buyers seeking a peaceful retreat in a welcoming community.

Barwick-in-Elmet is a charming village known for its rich history and picturesque landscapes, this village is a perfect blend of past and present. The iconic Maypole and the ancient All Saints Church are among the key attractions. With its friendly locals, traditional pubs, and serene walking trails, Barwick-in-Elmet offers a unique location to reside that combines rural tranquility with a touch of vibrant community life.

The accommodation briefly comprises; 'L' shaped entrance hall, spacious living/dining room, a fitted kitchen, two bedrooms (one with patio doors to the conservatory), and a shower room. To the outside there is a sectional garage, off-road parking and an enclosed rear garden.

Barwick-in-Elmet is located to the east of Leeds with many local amenities including a post office! Shopping facilities just a little further afield include that of Garforth, 'The Springs' retail and leisure complex, Sainsbury's retail park in Colton and Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds city centre.

Ground Floor

Storm porch

Of timber and glazed construction.

Hallway

Enter through a hardwood timber door to the 'L' shaped hallway which has two central heating radiators, a fixture cloaks cupboard providing useful storage plus an airing cupboard which provides space for linens and towels. A pull-down ladder gives access to the loft space which has power and light and offers potential for a full conversion (subject to planning consents).

Living/dining room 6.12m x 3.51m (20'1 x 11'6)

A spacious living room that could easily be zoned into living and dining areas. There is a stone feature fireplace which incorporates a living flame coal effect gas fire, wall light points, a central heating radiator and a double-glazed window overlooking the front garden.

Kitchen 3.38m x 2.74m (11'1 x 9'0)

Fitted with timber edged wall and base units with roll top work surfaces over and incorporating a stainless steel sink with side drainer and mixer tap. Integrated cooking appliances include a built under double electric oven with ceramic electric hob over. Space and plumbing for both a washing machine and dishwasher and space for a tall fridge/freezer. In addition there is a fixture pantry cupboard with shelving, a wall mounted central heating boiler and a double-glazed window overlooking the front garden.

Bedroom One 4.70m x 3.18m (15'5 x 10'5)

A spacious double bedroom with ample room for fitted furniture. Central heating radiator and a double-glazed window overlooking the rear garden.

Bedroom Two 3.07m x 2.49m (10'1 x 8'2)

A second double bedroom with a central heating radiator and double-glazed sliding patio doors giving access to the conservatory and rear garden beyond.

Conservatory 2.97m x 2.49m (9'9 x 8'2)

Of PVCu double-glazed construction with a poly-carbonate roof. Laid with wood grain effect laminate flooring and having an entry door to the rear garden.

Shower room

The fully tiled shower room is fitted with a walk-in shower enclosure, a vanity hand wash basin with storage beneath and a close coupled WC. Ladder style central heating radiator and two double-glazed windows placed to the side elevation.

Exterior

The property is accessed to the front where there is ample parking available along with a gravelled area with planted borders. The driveway continues to the side and leads to the sectional garage which has an up-and-over door, power

and light. The rear garden is fully enclosed with a hand gate and offers a manicured lawn, flower bed borders and a storage shed.

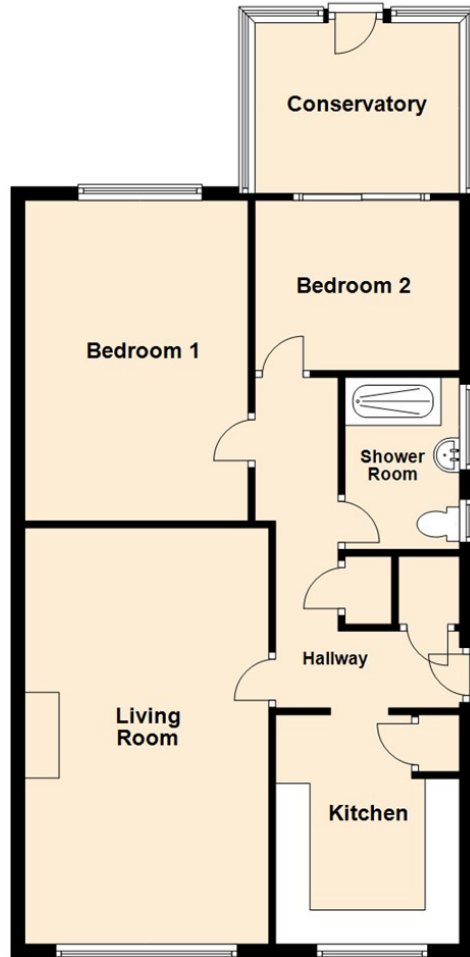
Directions

From the Crossgates office, proceed along Austhorpe Road, passing Manston Park. At the painted roundabout, turn left onto Pendas Way. Proceed to the end of the road, and turn right onto Barwick Road and then onto Leeds Road. At the 'T'-junction, turn right and continue onto Leeds Road. Approach the village of Barwick In Elmet, and turn right onto Long Lane. Take the first left onto Richmondfield Lane and the first right into Richmondfield Drive where the property can be found on the left hand side and indicated by the Emsleys For Sale board.



Ground Floor

Approx. 76.7 sq. metres (825.2 sq. feet)



Total area: approx. 76.7 sq. metres (825.2 sq. feet)

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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