



Richmondfield Crescent | Barwick In Elmet | LS15 ~~£250,000~~

2 Bedroom Semi-detached house | Council Tax Band C | EPC rating E

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\*\*\*TWO BEDROOM SEMI-DETACHED HOUSE IN A CUL-DE-SAC LOCATION SOLD WITH NO ONWARD CHAIN \*\*\*

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 in which to reside, that combines rural tranquility with a touch of vibrant community life.

This semi-detached property presents a fantastic opportunity for first time buyers looking to make their first steps on the property ladder. Having been very well maintained, the property offers PVCu double-glazed windows and doors, 'Hive' controlled heating, central heating boiler installed in 2019 with a remaining warranty and a security alarm. This property is sure to appeal to a variety of discerning buyers seeking a peaceful retreat in a welcoming community.

The accommodation briefly comprises; entrance hall, spacious living/dining room, a fitted kitchen, ground floor bathroom with separate WC. To the first floor are two bedrooms (one with an en-suite w.c). To the outside there is off-road parking, gardens to the front and rear and a garage.

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

### Entrance Hall

Enter through a PVCu double-glazed door to a spacious hallway which has the benefit of an under stairs storage cupboard and a central heating radiator.

### Lounge/Dining Room 6.71m x 3.28m (22'0" x 10'9")

A spacious through lounge flooded with natural light from the dual aspect double-glazed windows. A feature fireplace with a timber surround and marble hearth incorporates a living flame coal effect gas fire. The room can be easily zoned into living and dining areas with ample room for a family sized dining table and chairs.

### Kitchen 2.30m x 3.25m (7'7" x 10'8")

The kitchen is fully fitted with a good range of white gloss wall and base units with display glass fronted cabinets and shelving. Contrasting work surfaces incorporate a stainless steel sink with side drainer and mixer tap. Integrated appliances include an eye-level double electric oven, an electric hob and extractor. Space for an under counter fridge and plumbed spaces for both a washing machine and a dishwasher. In addition there is a fixture built-in pantry cupboard, 'kick board' fan heating and a double-glazed window overlooking the front garden.

### Shower Room

Fully tiled and fitted with a walk-in shower enclosure with a mains fed shower, a hand wash basin with built in vanity cupboard, a ladder style central heating radiator and a double-glazed window to the rear.

### WC

A separate fitted low flush WC, being tiled to half height and having a double-glazed window to the side elevation.

## First floor

### Landing

Access to both bedrooms with a useful fixture storage cupboard providing space for linens and towels.

### Bedroom 1 2.21m x 3.28m (7'3" x 10'9")

A spacious double bedroom with a good range of storage to one wall enclosed with mirror fronted sliding doors. Central heating radiator and double-glazed window overlooking the front.

### Bedroom 2 2.67m x 2.29m (8'9" x 7'6")

A single bedroom with en-suite facilities including a low flush WC. and hand wash basin. Wall mounted central heating boiler, radiator and a double-glazed window placed to the side elevation.

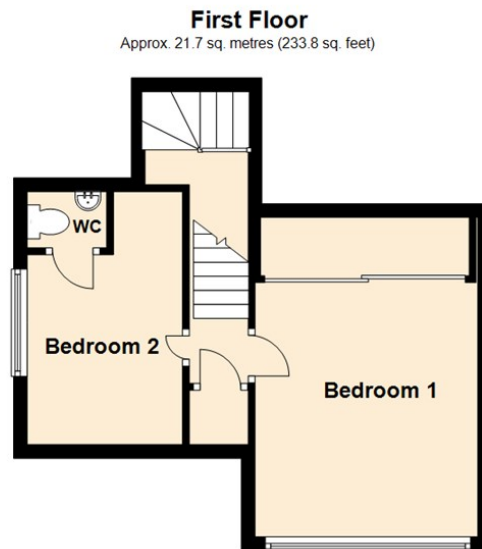
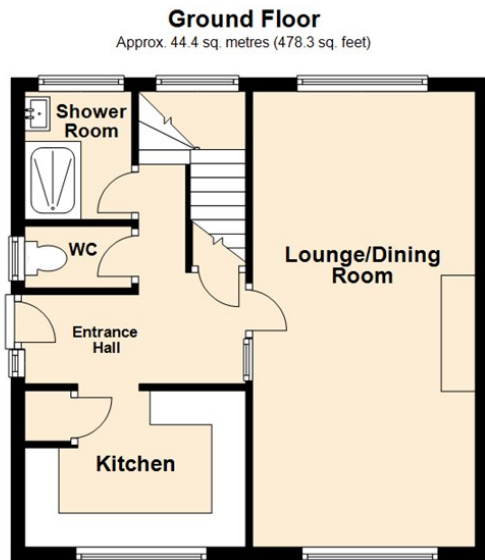
## Exterior

The property is accessed to the front via the driveway which provides off-road parking. A manicured lawn is surrounded by flower bed borders stocked well with perennials and shrubs. The driveway continues to the side and to the sectional garage which has an up-and-over door, power and light. The rear garden offers a paved patio seating area, lawn and flower beds.

## 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 second left onto Richmondfield Avenue and then second left again onto Richmondfield Crescent where the property can be found on the left hand side and indicated by the Emsleys For Sale board.





Total area: approx. 66.2 sq. metres (712.0 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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