



Gascoigne Road | Barwick In Elmet | LS15 4LR

£280,000

Three Bedroom Semi-Detached House | Council tax band | Epc rating C

**Emsleys** | estate agents

**\*\*\* THREE BEDROOM SEMI DETACHED HOUSE IN A VILLAGE LOCATION WITH SCOPE TO IMPROVE \*\*\***

Located in the sought after rural village of Barwick-in-Elmet, we are delighted to offer this three bedroom semi-detached house for sale. Set in a residential street this property has been well maintained by the present owners and offers scope to modernise to your own tastes and standards over time.

The accommodation briefly comprises; entrance hall, spacious lounge, dining room and kitchen to the ground floor. To the first floor are three good sized bedrooms and a family bathroom. Outside the front has off-road parking and garden and to the rear there is a garage and a larger rear garden.

Barwick-in-Elmet is located to the east of Leeds with local amenities including shops, Post Office, Public Houses and the historic Maypole. Local amenities include the shopping facilities of Garforth, The Springs retail and leisure complex, Sainsbury's Retail Park in Colton and easy access to the A1/M1 motorways. Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds city centre is a short drive away.

Viewing is highly recommended to truly appreciate the size of the accommodation on offer.

**\*\*\* Call now to arrange your viewing \*\*\***

## Ground Floor

### Entrance Hall

Enter to a large hallway through an aluminium double-glazed entry door. The hall has a central heating radiator and a useful under stair storage cupboard. A staircase rises to the first floor.

### Kitchen 3.04m x 2.46m (10'0" x 8'1")

A fitted kitchen with wall and base units, a freestanding gas cooker, plumbed space for a washing machine and space for a fridge/freezer. A stainless steel one and half bowl sink sits in front of the double-glazed window which overlooks the garden. Wall mounted central heating boiler. A PVCu entry door gives access to the side and driveway.

### Living Room 3.91m x 3.30m (12'10" x 10'10")

A light spacious reception room with a large double-glazed window overlooking the front garden and a feature fireplace which incorporates a living flame coal effect gas fire. Wall light points and a central heating radiator. Open to the;-

### Dining Room 3.04m x 2.79m (10'0" x 9'2")

The dining room has ample space for a family dining table and chairs, wall light points, central heating radiator and a double-glazed window to the rear.

### Conservatory 2.97m x 2.67m (9'9" x 8'9")

Of PVCu double-glazed construction with a poly-carbonate roof and sliding patio doors opening to the rear garden.

### Landing

With a double-glazed window to the side and a loft hatch providing access to the roof space

## First Floor

### Bedroom 1 3.91m x 3.10m (12'10" x 10'2")

A double bedroom with fitted wardrobes to one wall providing hanging rails and storage. A double-glazed window to the front and a central heating radiator.

### Bedroom 2 3.20m x 3.10m (10'6" x 10'2")

A second double bedroom again with fitted wardrobes, a central heating radiator and a double-glazed window overlooking the rear garden.

### Bedroom 3 2.90m x 2.21m (9'6" x 7'3")

A single bedroom with a central heating radiator and a double-glazed window placed to the front. Built in cupboards to the bulkhead area.

### Shower Room

Fitted with a walk-in shower enclosure served with an electric shower and glass screen, and a pedestal hand wash basin. Fully tiled walls, central heating radiator and a double-glazed window to the rear.

### WC

Fitted with a low flush w.c, radiator and window to the side.

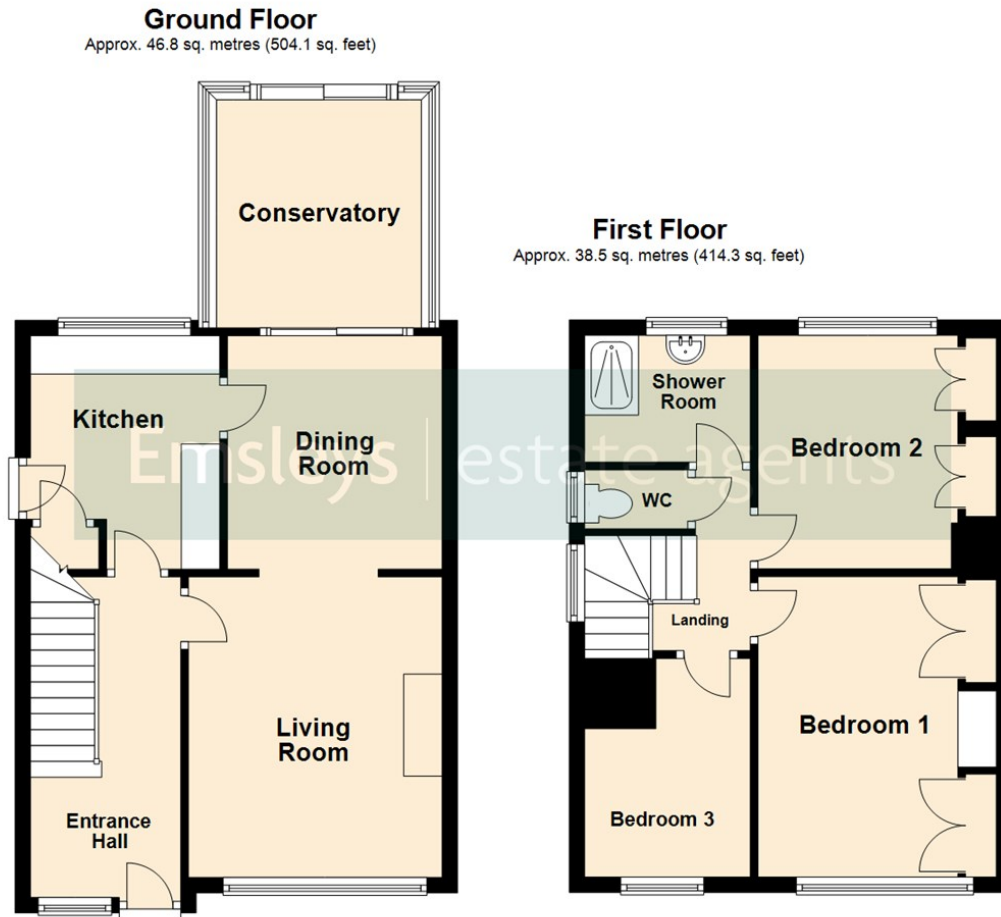
## Exterior

The property is accessed to the front through double wrought-iron gates which open to a driveway which provides off road parking for multiple vehicles and leads to a sectional garage with up and over door, power and light. The rear garden is a delight and has two sections both laid to lawn with planted borders, a greenhouse to the lower section, exterior water supply and benefits from being south-facing.

## Directions

From the Crossgates office, proceed along Austhorpe Road and at the traffic lights turn right. Take the third exit at the roundabout. At the next roundabout, turn right onto Barwick Road. Proceed for some time and continue onto Leeds Road. At the T-junction, turn right onto Leeds Road. Proceed along, and just before entering the village turn right onto Flats Lane. Take the first turning left onto Gascoigne Road where the property can be found on the right hand side indicated by the Emsleys For Sale board.





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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