



Gascoigne Avenue | Barwick In Elmet | LS15 4LW £475,000

Four bedroom detached house | Council tax band F | Epc rating D

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*** DETACHED PROPERTY WITH FOUR DOUBLE BEDROOMS - IMMACULATE THROUGHOUT***

The ever popular village of Barwick In Elmet offers this DETACHED chalet style bungalow with FLEXIBLE well proportioned accommodation. The property stands on a good sized plot and offers gas central heating and diamond leaded sealed unit double-glazed windows and doors. The property is presented to a high standard with great outdoor space, ample parking and attached garage.

The accommodation briefly comprises; entrance vestibule, generous living room, fitted kitchen/diner, dining hall, ground floor bedroom with en-suite bathroom and second ground floor bedroom. To the first floor are two large double bedrooms both with fitted wardrobes and a shower room. To the outside there is an attached garage, open plan garden and parking to the front and a larger enclosed garden to the rear.

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 Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds city centre.

*** Call now 24 hours a day, 7 days a week to arrange your viewing ***

Ground Floor

Entrance Vestibule 3.40m x 1.57m (11'2 x 5'2)

Enter the property through a hardwood wood to a spacious hallway which is currently used as a study area. With central heating radiator and two double-glazed windows to the front.

Kitchen/Diner 5.72m x 3.25m (18'9" x 10'8)

The kitchen diner is fitted with a range of solid oak wall and base units with complimentary work surfaces over which incorporate a one and a half bowl stainless steel sink with side drainer and mixer tap. Integrated appliances include an eye level double oven, a ceramic hob with extractor hood and a dishwasher. There is also space and

plumbing for a washing machine and space for a tall fridge/freezer. The kitchen continues with more storage space to the dining area where there is space for a dining table and chairs. A storage cupboard allows a place for household utility items.

Living Room 5.92m x 3.86m (19'5" x 12'8")

A spacious and elegant living room flooded with natural light with windows to the front and side aspects. A feature marble fireplace incorporates a coal effect living flame gas fire. Wall light points and a central heating radiator. The room is open to;-

Dining Hall

This space was originally a dining area and now features an open tread staircase to the first floor which has a galleried landing space. A hardwood entry door and window give access to the side of the property.

Bedroom 2 3.99m x 3.15m (13'1" x 10'4")

Originally the master bedroom with en-suite, the current owners use this room as a formal dining room. There are double-glazed French doors giving access to the rear garden. A door opens to;-

Bathroom

Being full tiled and fitted with a three piece suite which comprises;- a panelled bath, a pedestal hand wash basin and low flush w.c. Central heating radiator, double-glazed window to the side and a useful airing cupboard which houses a hot water cylinder.

Bedroom 4 3.38m x 3.38m (11'1" x 11'1")

A ground floor double bedroom fitted with wardrobes to one wall and over bed storage to the other. A double glazed window looks out across the rear garden and there is a central heating radiator.

First Floor

Landing

A galleried landing giving access to the first floor rooms.

Bedroom 1 5.82m x 4.11m (19'1" x 13'6")

An amazing sized double bedroom with a double glazed window to the front and two skylight windows to the side.

Central heating radiator and fitted wardrobes to two walls providing hanging rails and storage. A matching dressing table and drawers complete the suite.

Bedroom 3 3.66m x 4.11m (12'0" x 13'6")

Max 'L-Shaped'. A double bedroom with extra deep fitted robes in a light wood grain effect to one wall. Central heating radiator and a double-glazed window overlooks the rear garden.

Shower Room

Fully tiled and fitted with a corner shower enclosure, a close coupled w.c and a pedestal hand wash basin. A double glazed window to the side and a central heating radiator.

Exterior

The property is accessed at the front with an open plan garden with lawn, flower beds and a block paved driveway which allows off road parking for two cars and leads to the attached garage which has power and light with an up and over door.

The rear garden is a true delight. Offering a high degree of privacy with shaped and manicured lawns with deep borders and an ornamental pond. A large paved patio provides space to sit and enjoy views of the garden and continues to the side of the property which is enclosed with stone wall and arched gate.

Directions

From the Crossgates office, proceed along Austhorpe Road and to the roundabout, turn left onto Pendas Way. Proceed along to the end of the road, and turn right onto Barwick Road. Proceed and continue along onto Leeds Road. At the junction, turn right onto Leeds Road and proceed along and into the village, turning right onto Flats Lane continue to the bottom and turn left where the property can be found immediately on the left identified 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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