



## MAIN STREET LEEDS, LS15 4JQ

£750,000  
FREEHOLD

Situated at the heart of Barwick in Elmet, this is a central block of mixed use property which includes Gasgoine Farm Cottage, a three bedroom dwelling, 2 x Freehold 1 bedroom apartments, currently let producing circa £16,000 PA and a hot food take away premises which has been a village institute for many years. This block of property offers a fantastic income producing opportunity as well as further development scope. Gasgoine Farm Cottage is listed at £450,000 and the Commercial take away business is listed at £300,000.

MONROE

SELLERS OF THE FINEST HOMES



## MAIN STREET

- Mixed block of central Barwick In Elmet property
- Further development scope
- Two tenanted freehold block of 1 bedroom apartments
- Hot food take out service area, kitchen and cold store area.
- Three bedroom 18 century cottage
- Off Street Parking
- Excellent local Travel Links
- Yorkshire stone walls
- Original Features
- Oak Beams



Situated at the heart of Barwick in Elmet,, Gascoigne Farm Cottage is a three-bedroom dwelling inclusive of a hot food take away premises which has been a village institute for many years. This unique property offers a fantastic income-producing opportunity as well as further development scope.

Gascoigne Farm Cottage is £450,000 and the Commercial takeaway business is £300,000.

- The commercial unit is currently in full operation and will not be affected by the sale of the property. The business is being sold as goodwill with the building itself.

- The stunning Yorkshire stone cottage boasts original features that blend seamlessly with modern comforts. Two well-equipped reception rooms beckon, offering a cosy ambiance accentuated by two log burners. The dining room, with its original oak beam ceiling, exudes charm, while the large Georgian built-in cupboard stands as a testament to the home's history. With three bedrooms and two bathrooms, this cottage is a blend of timeless elegance and contemporary convenience. The cottage also provides the opportunity to combine its living accommodation with the commercial unit as you can knock through to the kitchen to create a fantastic open plan living, kitchen dining room, and utilise the converted barn next door as living accommodation

instead of a commercial premise.

There is a shared courtyard outside.

Contact Monroe for additional information and to secure a viewing of this amazing opportunity.

### ENVIRONS

Highly sought-after Barwick in Elmet is an attractive village situated three miles from the A1 and within commuting distance of Leeds, York, and Harrogate. It offers a selection of shops, schools, and facilities with further amenities in the market town of Wetherby close by.

### REASONS TO BUY

- Business Opportunity
- Cottage, 2 Flats & Thriving Pizza Business
- All linked by a Courtyard
- Village Location
- Original Features Throughout
- Yorkshire Stone Property
- Full of Charm

### SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

## LOCAL AUTHORITY

Leeds City Council

## TENURE

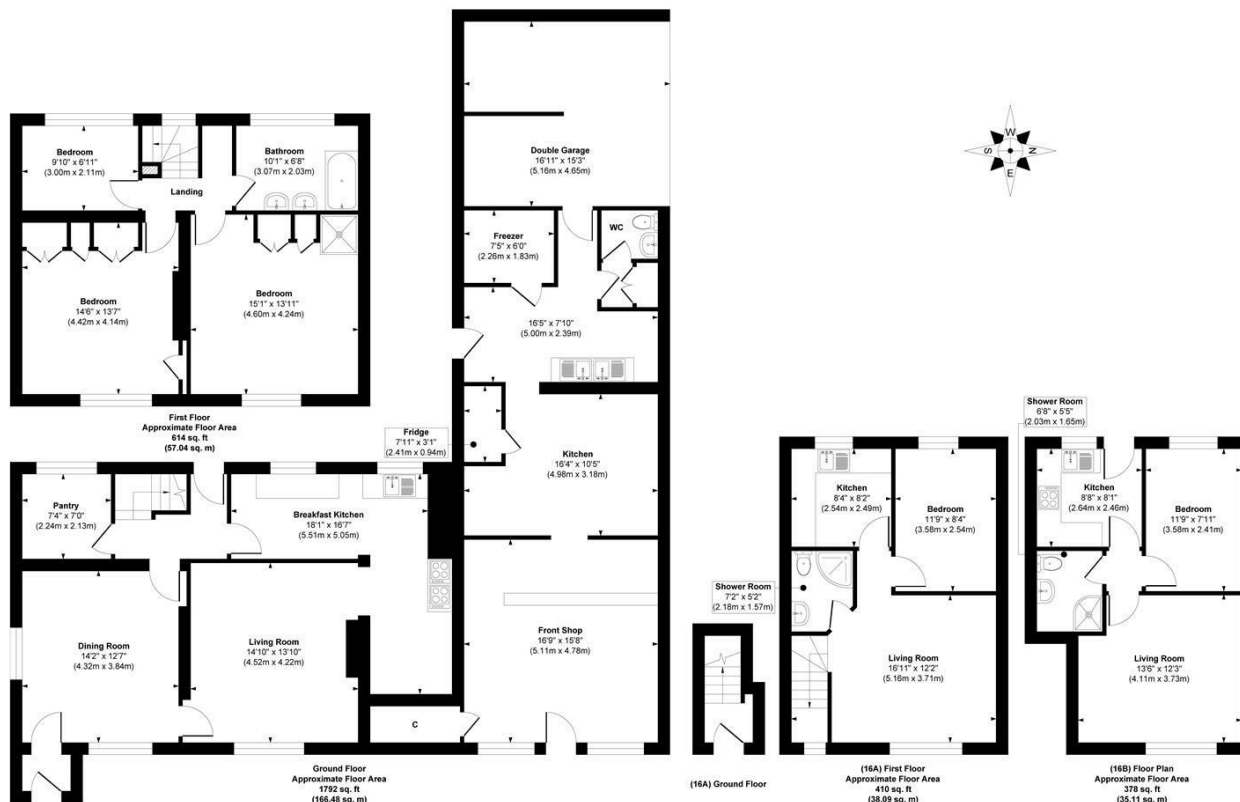
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents on 01937 534755.

## MAIN STREET





Approx. Gross Internal Floor Area 3194 sq. ft / 296.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Zenith Creations.



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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales  
181a, High Street Boston Spa  
Wetherby  
LS23 6AA

01937 534755  
bostonspa@monroeestateagents.com  
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES