



**Leeds Road, Barwick In Elmet Leeds LS15 4JD**

**welcome to**

**Leeds Road, Barwick In Elmet Leeds**

\*\*\*GUIDE PRICE £240,000- £250,000\*\*William H Brown are proud to present to the market this TWO bedrooms beautiful unique MID-TERRACE cottage. The property is located in the sought after village of Barwick In Elmet. Viewings are recommended to appreciate this property, call us NOW on 0113 260 0945.



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This property comprises on the ground floor: lounge with modern gas fire, dining room with wood burning stove, recently fitted kitchen and rear porch. To the first floor is two spacious bedrooms and a shower room. Externally the property has low maintenance gardens to the front and rear. In addition the property has three useful outbuildings ideal for storage.

LS15 is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park which offers restaurants and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Whitkirk & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

### **Kitchen**

8' 4" x 7' 5" ( 2.54m x 2.26m )

### **Dining Room**

9' 5" x 12' 1" ( 2.87m x 3.68m )

### **Lounge**

11' 1" x 19' ( 3.38m x 5.79m )

### **Bedroom One**

11' x 15' 2" ( 3.35m x 4.62m )

### **Bedroom Two**

12' x 11' 1" ( 3.66m x 3.38m )

### **Shower Room**



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## Leeds Road, Barwick In Elmet Leeds

- MID-TERRACE COTTAGE
- TWO BEDROOMS
- RENOVATED KITCHEN AND SHOWER ROOM
- FRONT AND REAR GARDENS
- SOUGHT AFTER VILLAGE

Tenure: Freehold EPC Rating: D

guide price

**£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT109894 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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