



Parlington Meadow, Barwick In Elmet, Leeds, LS15 4PB

- TWO BEDROOM BUNGALOW
- PRIVATE OFF STREET PARKING
- CATCHMENT OF BARWICK IN ELMET CHURCH OF ENGLAND PRIMARY SCHOOL

- SOUGHT AFTER VILLAGE LOCATION
- BRIGHT ATMOSPHERE THROUGHOUT
- EPC RATING - D / COUNCIL TAX - D

£295,000



Parlington Meadow, Barwick In Elmet, Leeds, LS15 4PB

DESCRIPTION

Hunters Wetherby are proud to present to the market this two bedroom bungalow in the sort after location of Barwick in Elmet.

On initial entrance of the property you are met with an entrance hall which guides you to the lounge. This space is filled with light due to the large, front aspect window. The light colour palette used in the property helps accentuate that bright and airy feel. A lovely focal point of the lounge is the fireplace with electric fire.

Adjacent to the lounge is the kitchen, which benefits from a range of fitted wall and base units, stainless steel sink unit, electric hob and oven and space for a washing machine.

The inner lobby of the property houses a useful storage cupboard and provides access to the bedrooms and house shower room.

The principle bedroom is a good sized double room which is filled with light and continues the bright atmosphere of the home. This room benefits from fitted double, mirrored wardrobes.

The second bedroom is another well proportioned, bright room which also features fitted wardrobes providing ample storage.

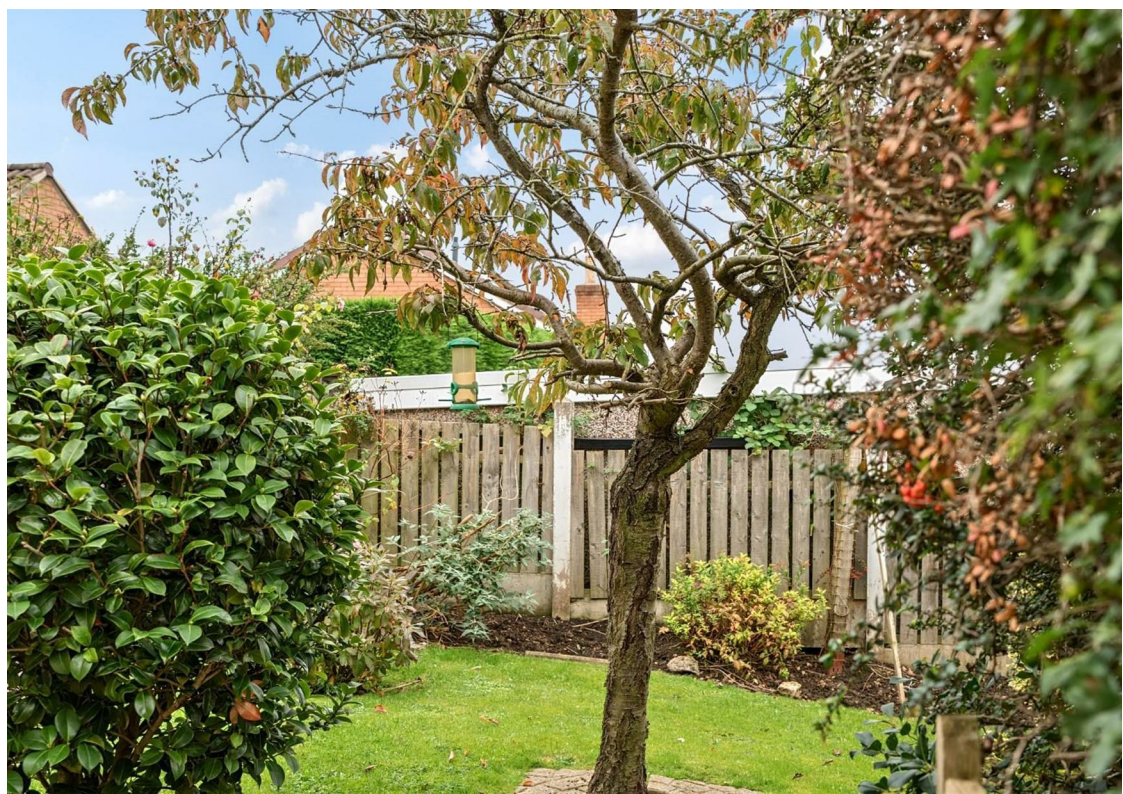
The house shower room is comprised of a walk in shower cubicle with pedestal wash hand basin and low level W/C.

The rear garden is made up of both lawn and patio and provides easy access to the garage. This is a lovely area to relax and enjoy your early morning coffee.

Externally, the front of the property features a nicely manicured front lawn with mature shrubs and bushes, a block paved driveway leading up to the garage and paved steps towards the front door.

Barwick-in-Elmet is a village east of Leeds with a distinctive character. It is primarily accessed by road via the A64 from Leeds or York. The area also features country lanes and footpaths, including sections of the Leeds Country Way for walkers and cyclists.





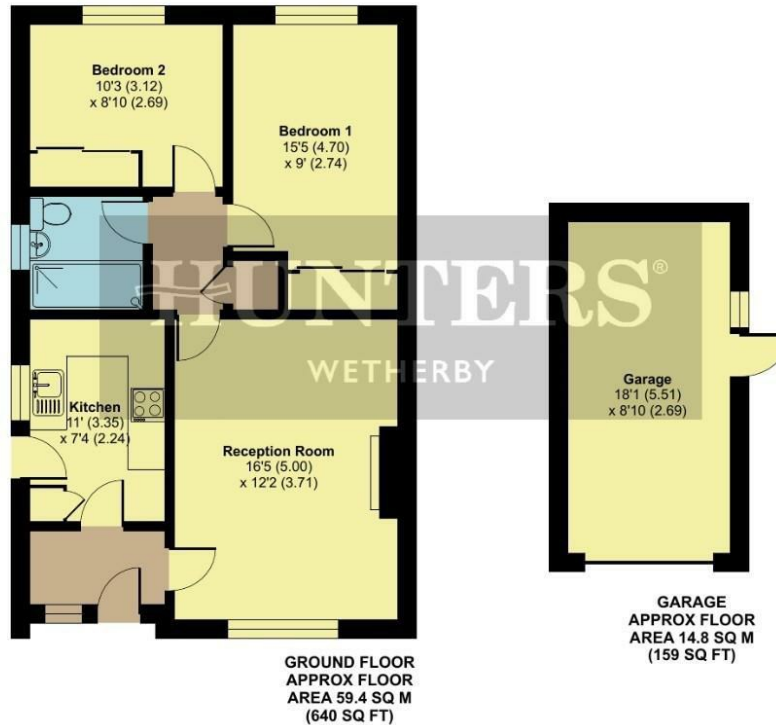
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Approximate Area = 640 sq ft / 59.4 sq m

Garage = 159 sq ft / 14.8 sq m

Total = 799 sq ft / 74.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Hunters Property Group. REF: 1369527

Viewings

Please contact wetherby@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

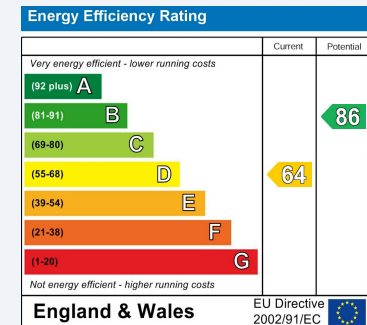


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ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

