

Mike  
**Dobson**



**32 Leeds Road**

Barwick In Elmet, Leeds, LS15 4HX

**Offers Over £450,000**



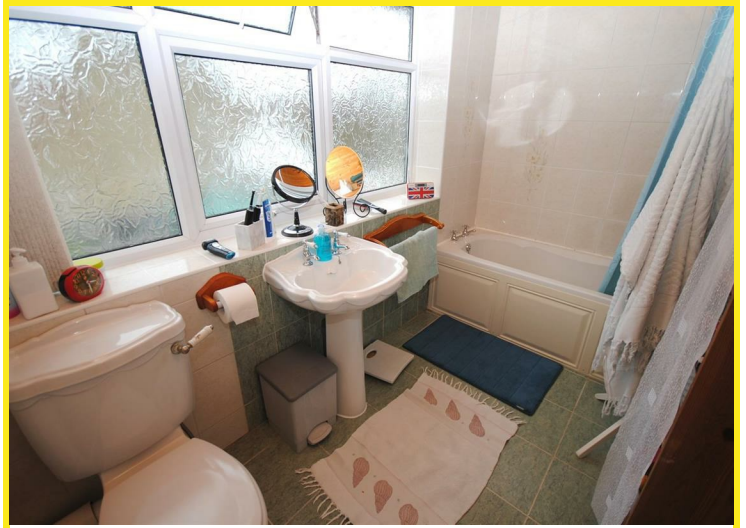
# 32 Leeds Road

An opportunity has arisen to purchase this attractive individually built Yorkshire stone four bedroom property with countryside views, situated within the sought after village of Barwick In Elmet and having easy access to local amenities and the motorway network. The accommodation briefly comprises: entrance porch leading to hallway, lounge/diner, kitchen, ground floor bedroom with en-suite shower room and a further three double bedrooms to the first floor with family bathroom. In addition, the property has gas central heating with combination boiler, PVCu double glazed windows and entrance doors, a stone feature fireplace to the lounge with gas and electric point, modern re-fitted kitchen with a large range of units to high and low level and provision for gas range. The ground floor bedroom benefits from an en-suite shower room comprising shower cubicle, vanity wash basin with double cupboard below and low flush WC. There are three double bedrooms to the first floor with the main bedroom having a range of fitted furniture, and the family bathroom comprising bath with shower over, pedestal wash basin and separate low flush WC. Externally, to the front of the property a driveway provides off road parking for up to four cars with a lawned garden area. To the rear is a fully enclosed garden with paved patio, decked seating area and lawn.

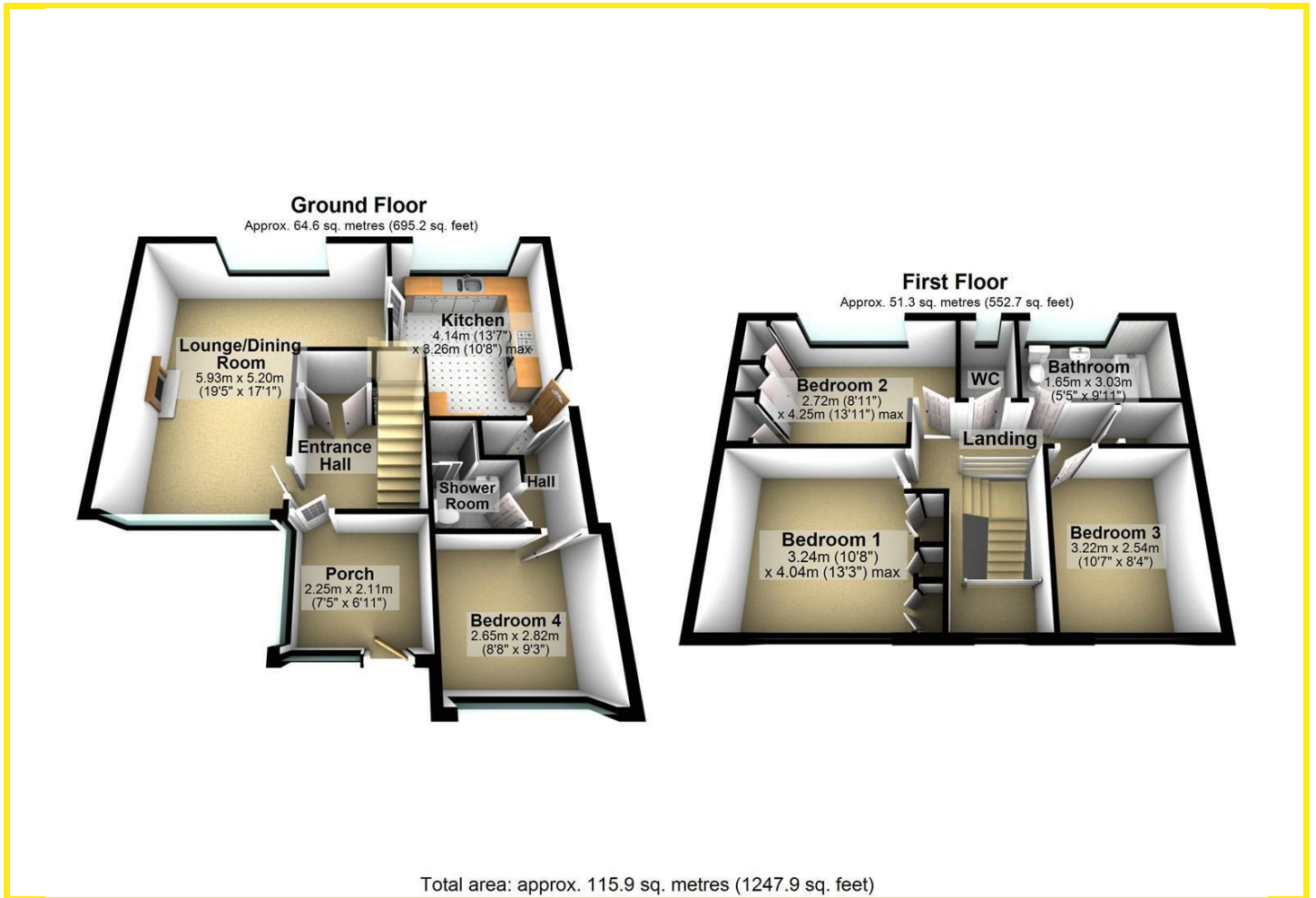
An early viewing is highly recommended.







# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

On entering the village of Barwick in Elmet from the direction of Garforth proceed along Long Lane to the 'T' junction with Main Street. Turn left at the junction and the property can be found as indicated by the agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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