

Mike
Dobson



19 Elmwood Avenue

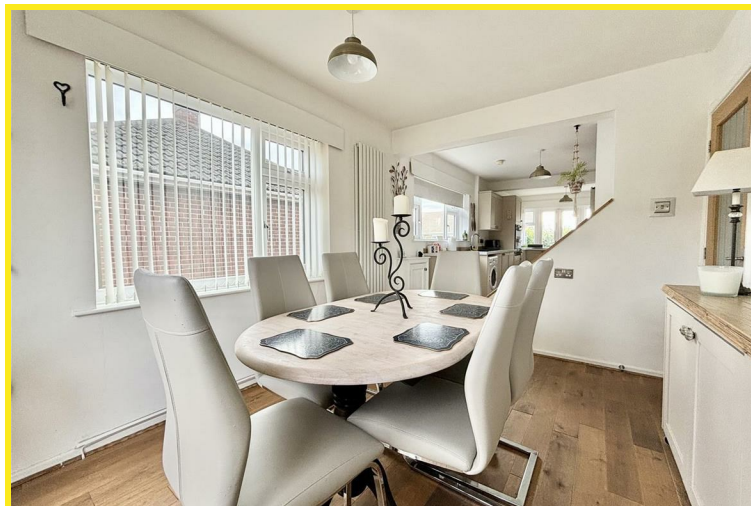
Barwick In Elmet, Leeds, LS15 4JT

£380,000

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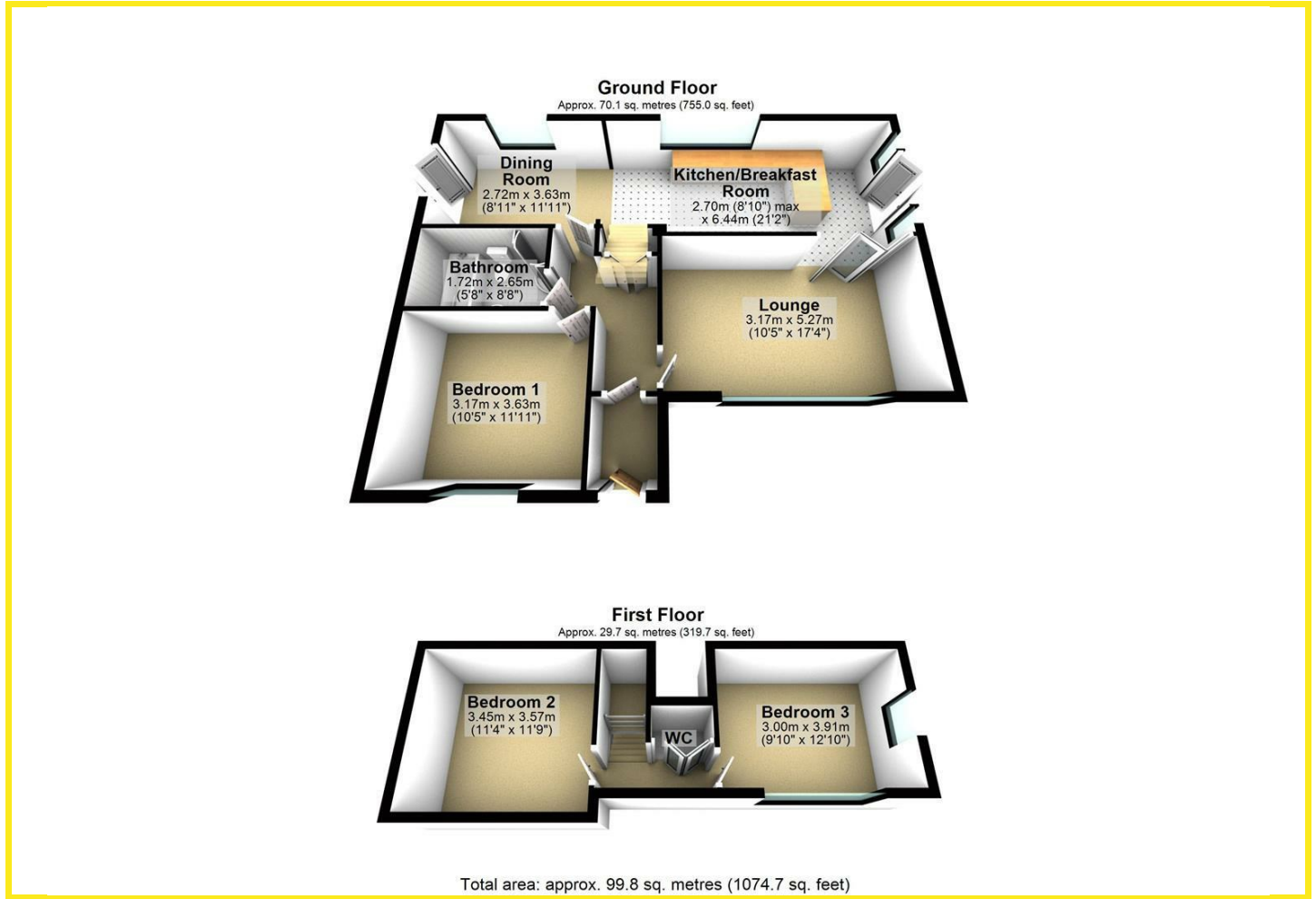
An opportunity has arisen to purchase this beautifully presented three bedroom detached converted bungalow, situated on a quiet and sought after street in Barwick In Elmet and having easy access to local amenities as well as the A1/M1 motorway. The accommodation briefly comprises: entrance porch, entrance hall, lounge, kitchen/breakfast room being open plan to the dining room, bedroom one and bathroom/WC as well as two further bedrooms to the first floor and separate WC. In addition, the property has PVCu double glazed windows including French doors leading from the dining room and the kitchen/breakfast room, gas central heating, modern fitted kitchen with shaker style units to high and low levels, four ring electric hob, eye level double electric oven and space for an American style fridge freezer, fitted wardrobes to the main bedroom, four piece white bathroom suite comprising bath with mixer shower taps, independent shower cubicle, vanity wash basin with cupboard below and low flush WC and eaves storage to both first floor bedrooms. Outside, the property sits on a large corner plot with off road parking for three cars and a garage. To the side is a large patio seating area and to the front and opposite side is a large lawned area with a variety of plants and trees to the borders as well as a further decked seating area.

An early viewing is highly recommended to appreciate the accommodation on offer.





Floor Plan



Area Map



Energy Efficiency Graph

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	

Directions

From the direction of Garforth enter the village of Barwick-in-Elmet on Long Lane. Follow Long Lane to the 'T' junction with Main Street. Turn left on to Leeds Road and proceed ahead, then turn right on to Elmwood Lane and Elmwood Avenue is on the left hand side.

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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