

Mike  
**Dobson**



**19 Elmwood Avenue**

Barwick In Elmet, Leeds, LS15 4JT

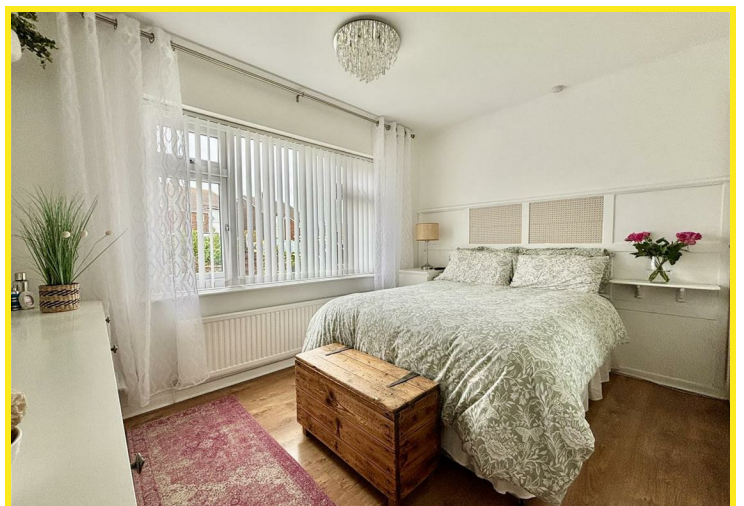
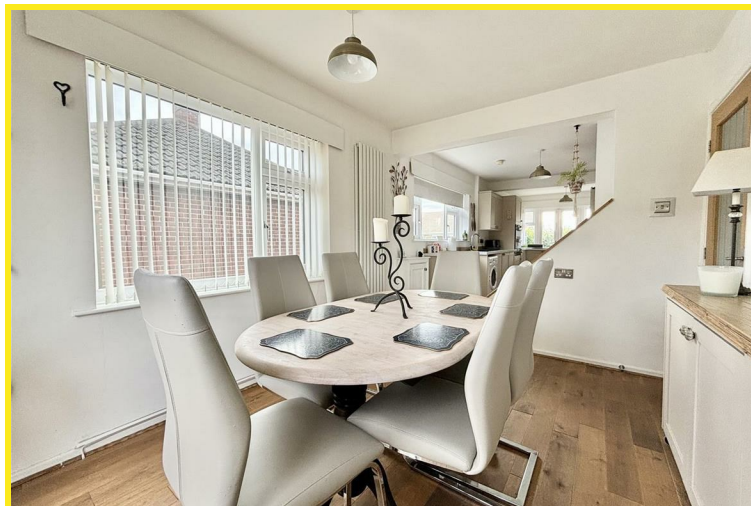
**£380,000**



# 19 Elmwood Avenue

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.

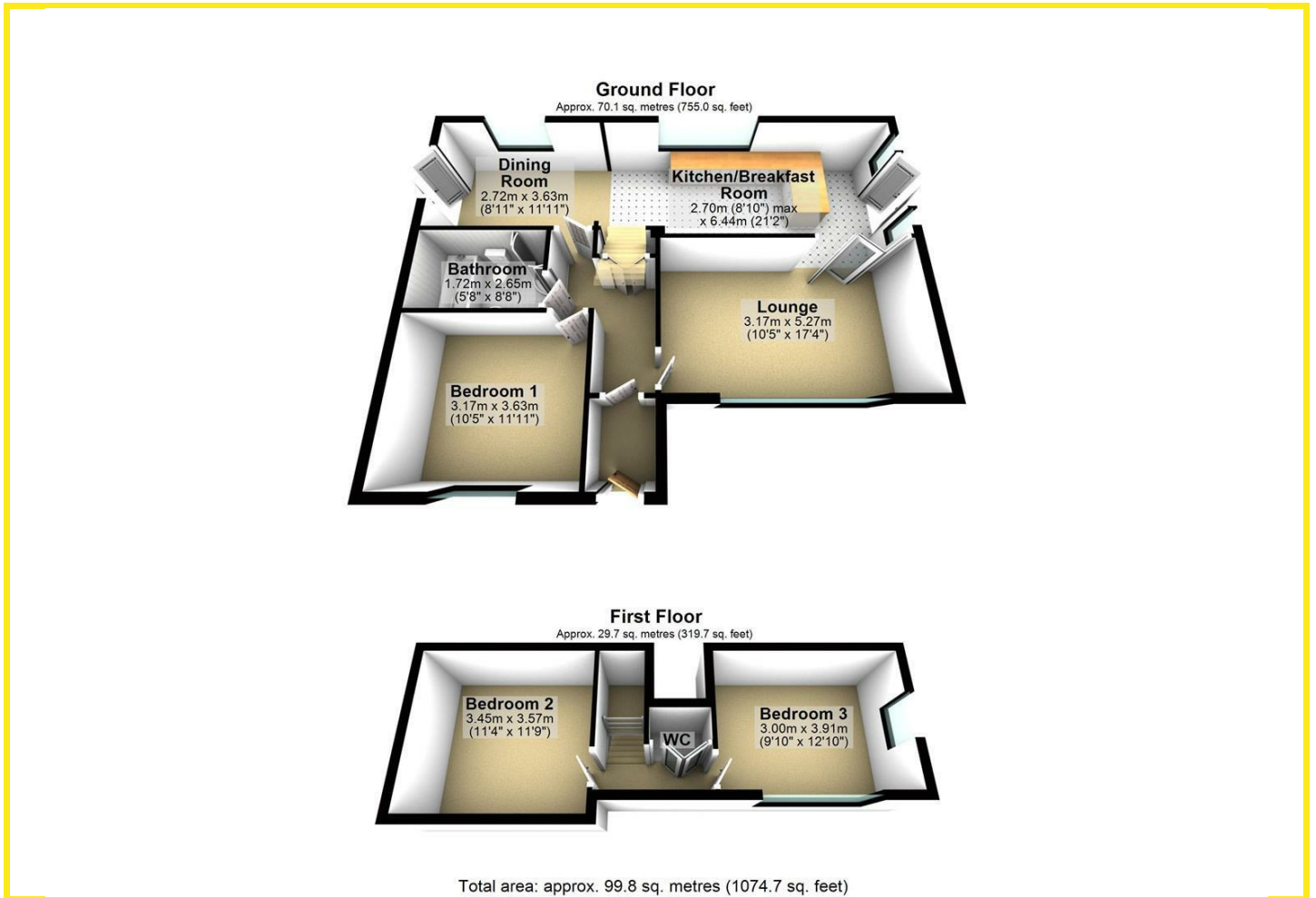








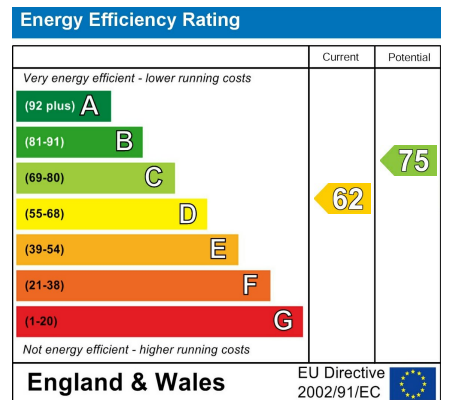
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

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