

Mike
Dobson



1 The Cross

Barwick In Elmet, Leeds, LS15 4JP

£195,000

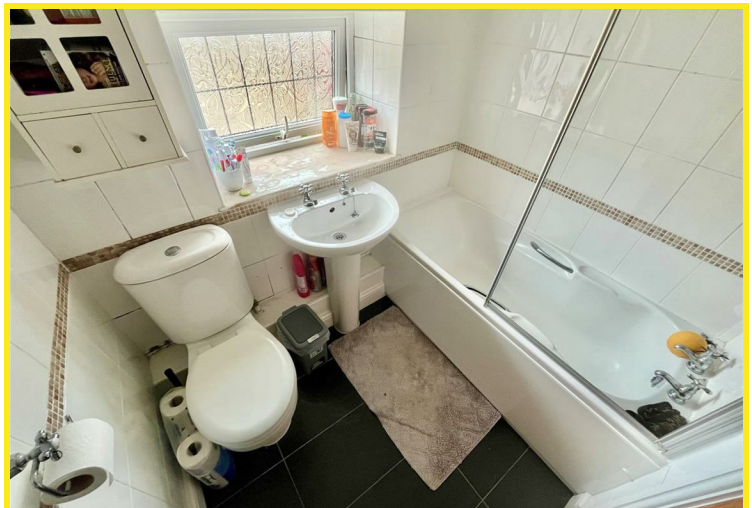
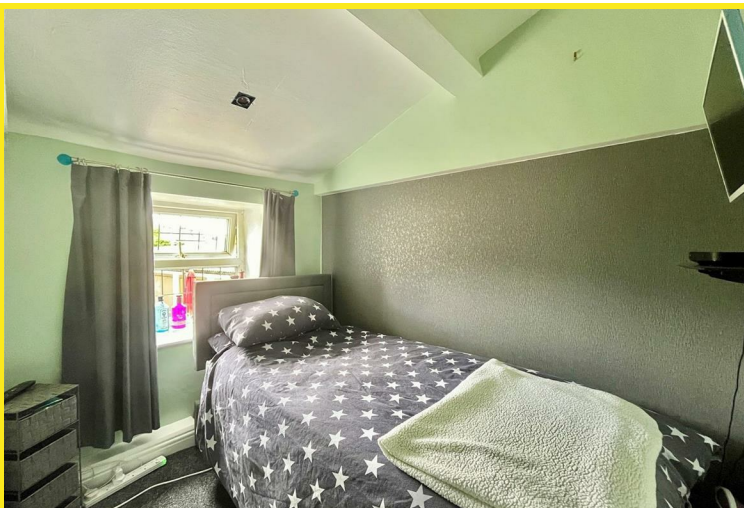
1 The Cross

Being sold with no onward chain is a two bedroom end terraced house being located in the ever popular village of Barwick in Elmet.

The accommodation briefly comprises lounge, kitchen, first floor landing, bedroom one, bedroom two and bathroom/W.C.

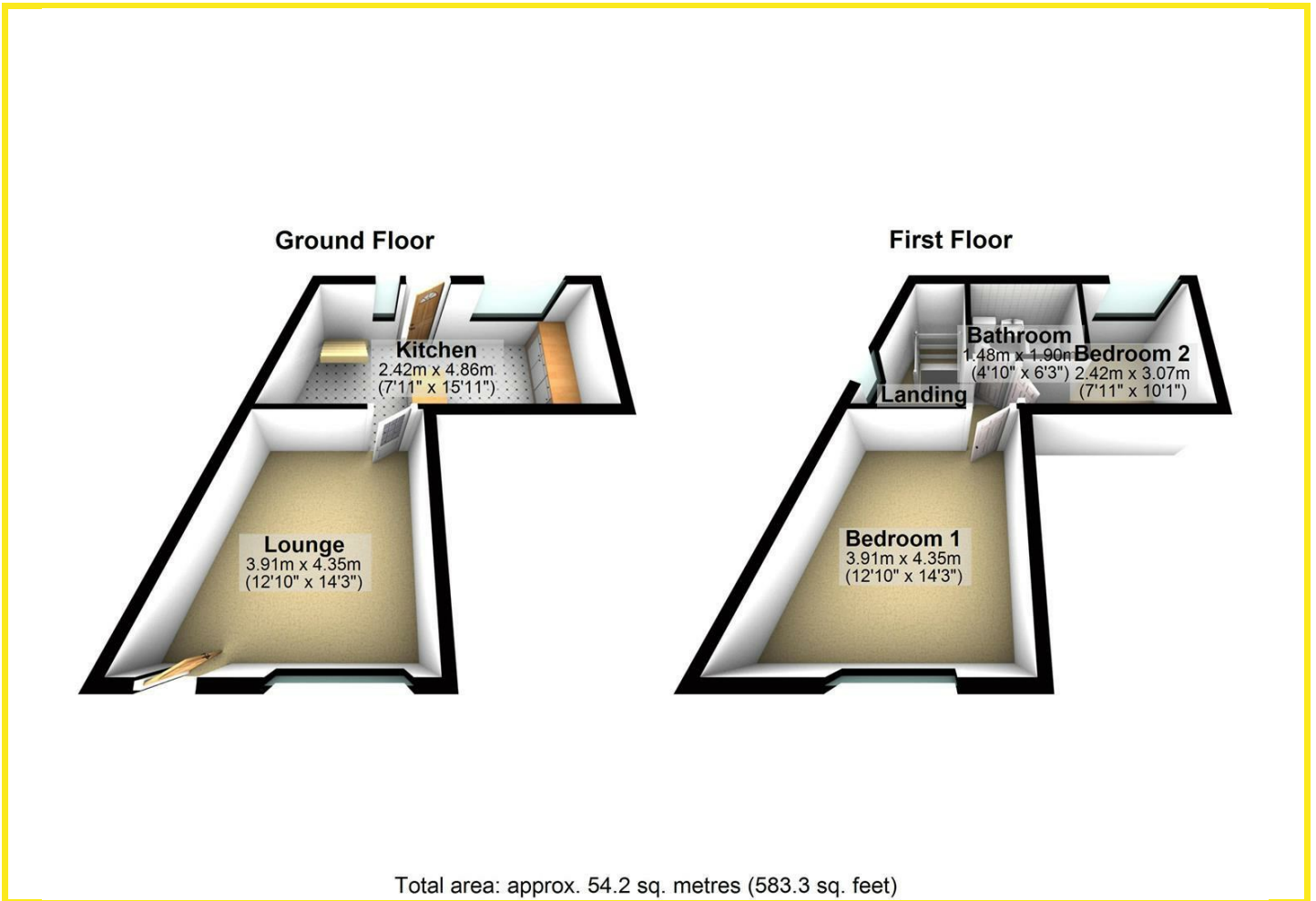
In addition, the property has PVCu double glazed windows and entrance doors, gas fired central heating with Worcester combination boiler located underneath the staircase, gas fire to lounge, fitted kitchen with four ring hob, built in oven, space for fridge, plumbing for slimline dishwasher and integrated dishwasher, and fully tiled bathroom suite with shower over the bath.

Externally, the front of the property abuts The Cross. To the rear of the property is a recently renovated courtyard having Indian stone paving providing a fabulous area for al fresco dining. There is a single parking space and also a detached garage with up and over door with mezzanine storage inside.

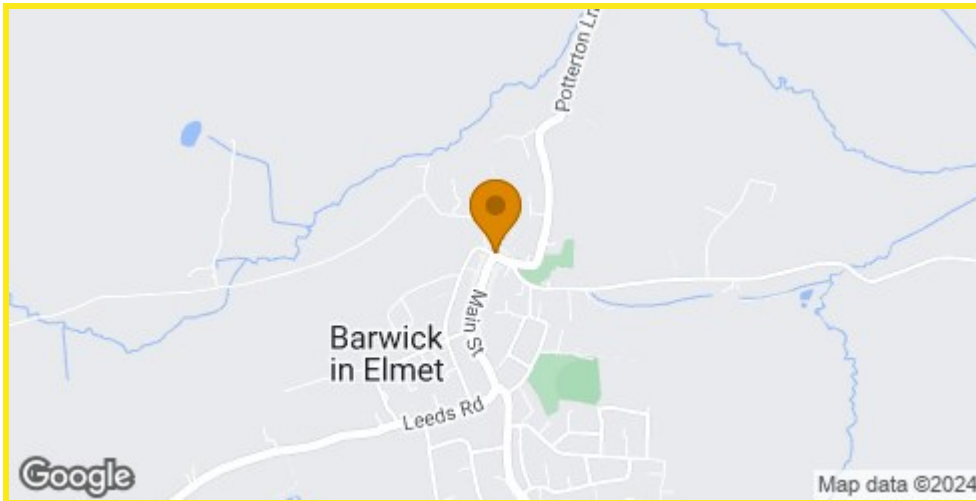




Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		53	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

The properties known as The Cross are located at the head of Main Street by the maypole.

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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