

*Mike*  
**Dobson**



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

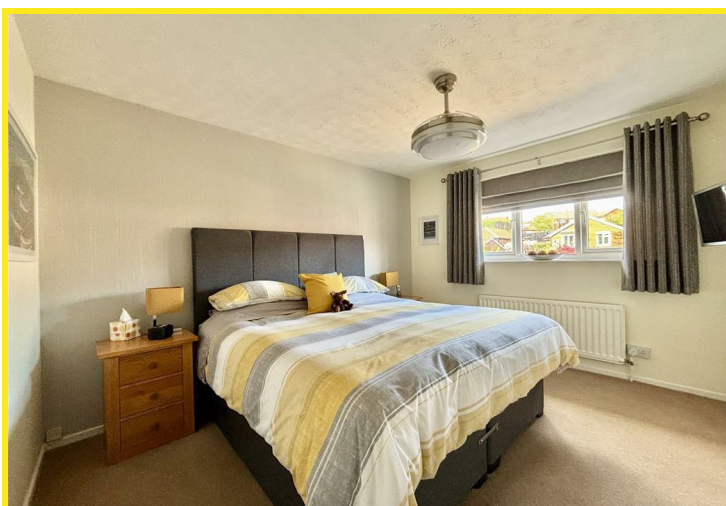
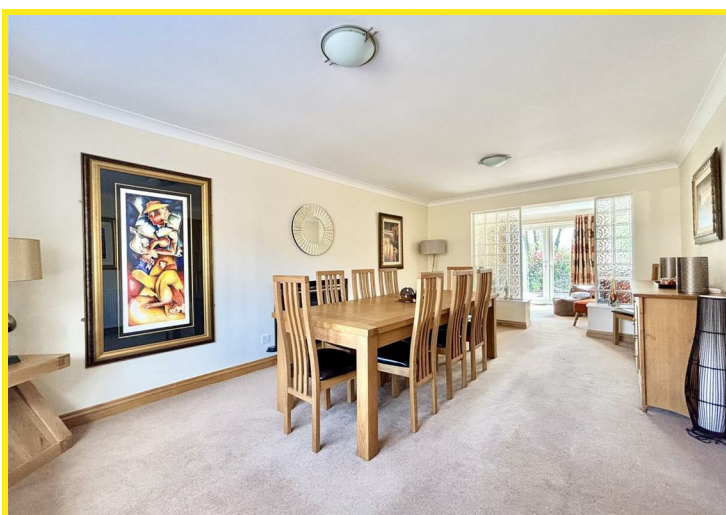
**No Onward Chain £595,000**



# 58 Parlington Meadow

Mike Dobson Estate Agents are pleased to bring to the market this well presented spacious family home, having been extended and refurbished by the current owners to create ample living space to the ground floor perfect for modern family life or entertaining guests alike. The property is situated at the head of a quiet cul-de-sac and has easy access to local amenities. The accommodation briefly comprises: entrance hall, ground floor WC, kitchen/breakfast room, lounge, dining room, study, first floor landing leading to all four bedrooms, with the main bedroom having an en-suite shower room, and a family bathroom. In addition, the property has PVCu double glazed windows including French doors from the lounge and study to the rear garden, solar panels, gas central heating with Worcester Bosch combination boiler, modern fitted kitchen with Quartz worktops and a range of integrated appliances to include four ring induction electric hob, two single electric ovens, warming drawer, combination microwave, dishwasher, fridge, freezer and tumble dryer, modern white suites to all bathrooms with the en-suite having independent shower cubicle, vanity wash basin and low flush WC and the main bathroom having rectangular panelled bath with shower over and side screen and a vanity unit with wash basin and concealed cistern low flush WC. Outside, to the front of the property is a shared driveway which leads to a double garage with electric powered up and over door and off road parking to the front. There is also a tiered garden being mainly pebbled. To the rear is a private and enclosed garden with paved and decked seating areas and a lawn with plants and trees to the border.

An early viewing is highly recommended to appreciate this beautiful family home!

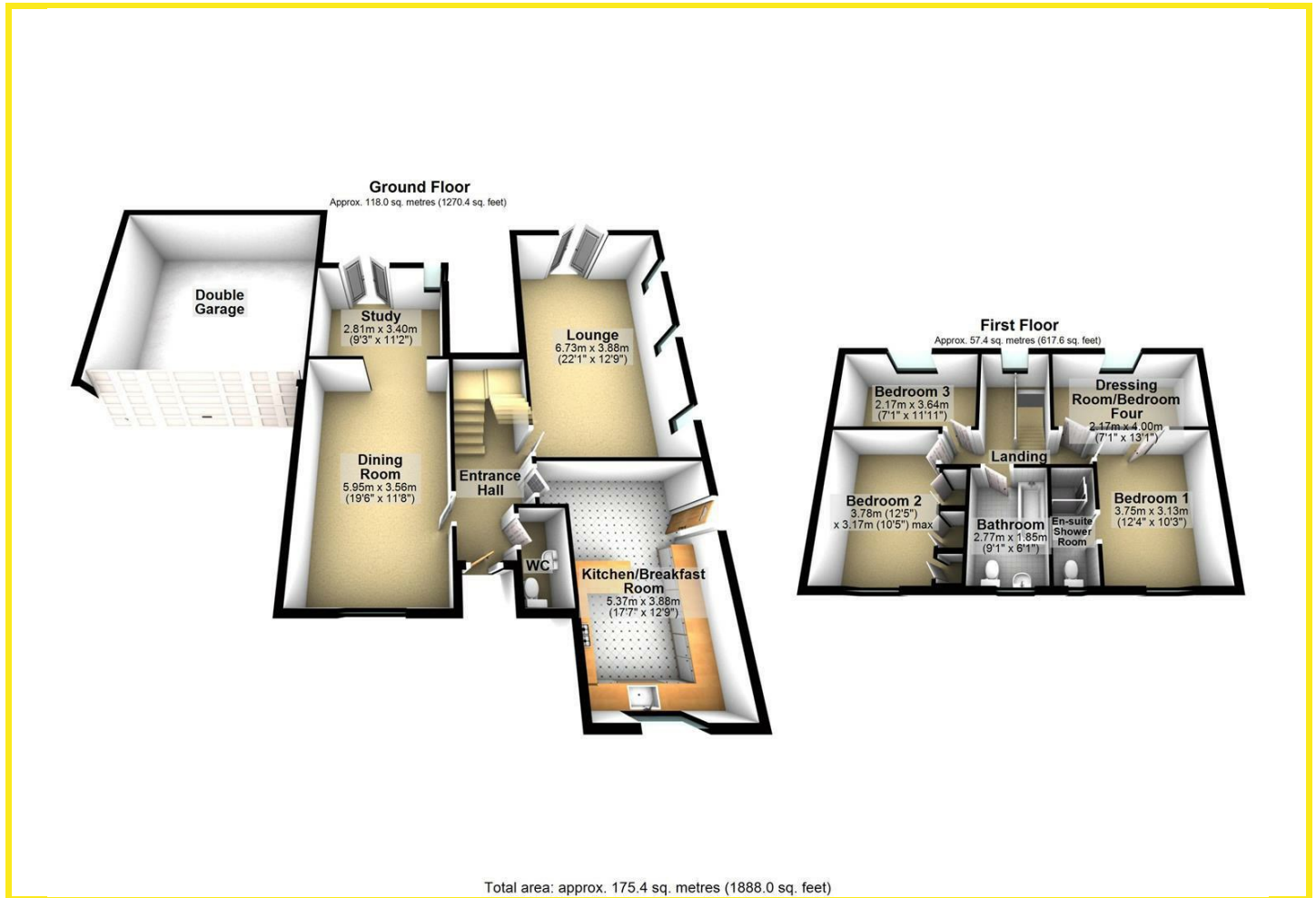




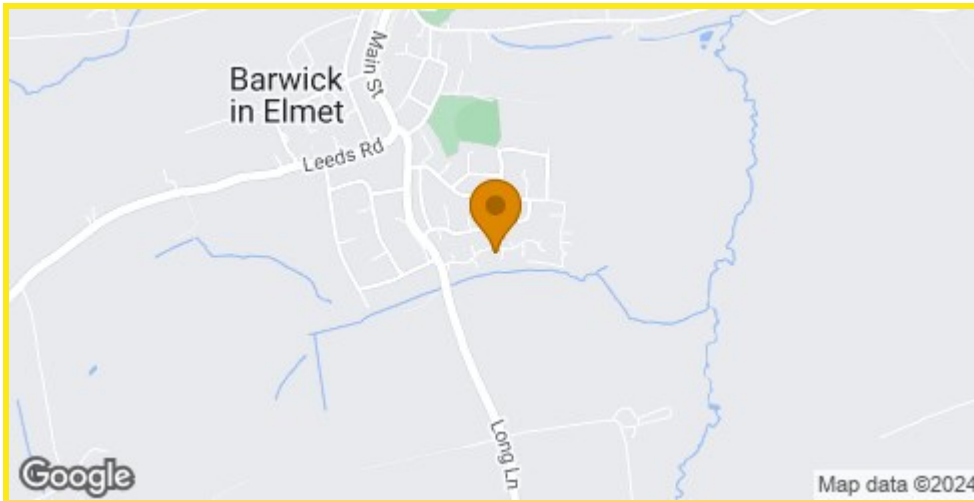




# Floor Plan



## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

From our Garforth office turn right onto Main Street and continue to the traffic lights. Go straight ahead along Barwick Road and on reaching the village of Barwick In Elmet take the first right onto Parlington Meadow where the property can be found on the right hand side of the road.

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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