

Mike  
**Dobson**



**11 Richmondfield Way**  
Barwick In Elmet, Leeds, LS15 4HJ

**£437,500**

# 11 Richmondfield Way

A truly stunning 3/4 bedroom dormer detached bungalow located within the sought after village location of Barwick in Elmet.

The accommodation briefly comprises entrance hall, lounge/diner, kitchen, bedroom 3, bedroom 4/snug, bathroom/W.C., first floor landing, bedroom 1, bedroom 2 and shower room/W.C.

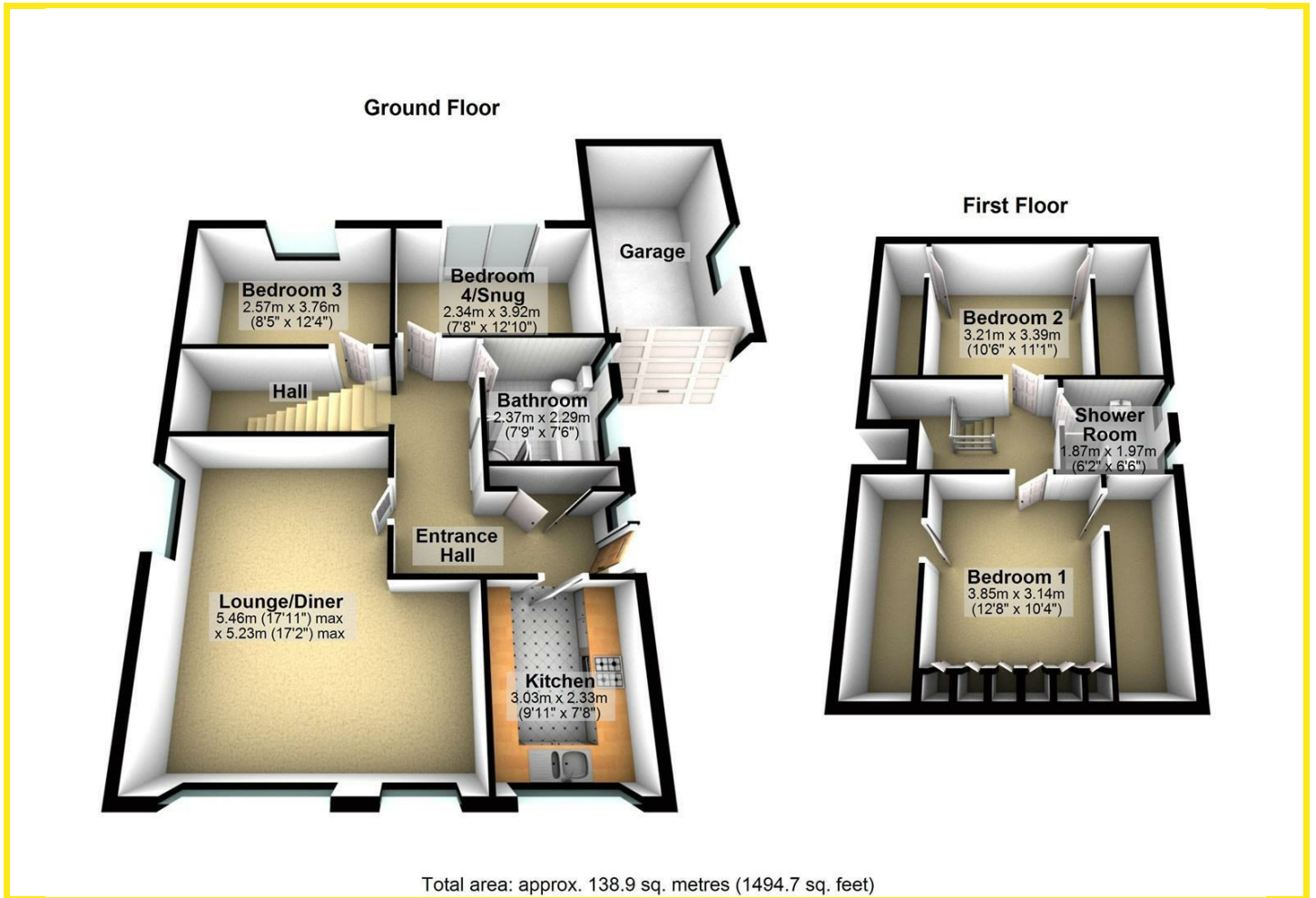
In addition the property has no onward chain, alarm system, PVCu double glazed windows, composite entrance door, gas fired central heating with Vaillant combination boiler, beautiful high gloss Howden's fitted kitchen with four ring hob, extractor above, built in oven, integrated fridge, freezer, slim-line dishwasher, and washing machine, bespoke fitted wardrobes to bedroom 1 and main bathroom with bath and separate independent corner shower cubicle, and ample storage into the eaves with access from both bedrooms upstairs.

Externally, to the front of the property is a lawned garden with plants and shrubs to the border. A large block paved driveway provides ample off road parking for multiple vehicles and leads under a car port and to an attached garage with up and over door, window, water, power and light inside. To the rear of the property is a lawned garden with plants and shrubs to the border with two separate paved seating areas.

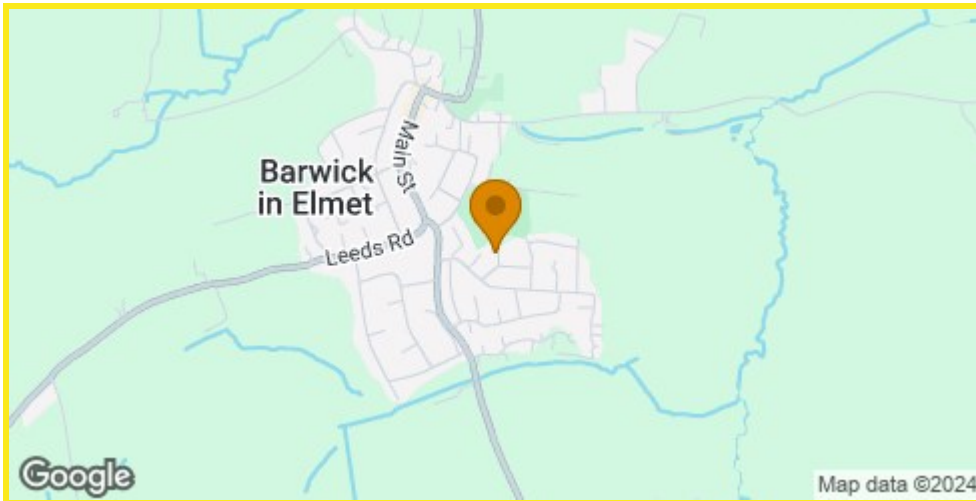




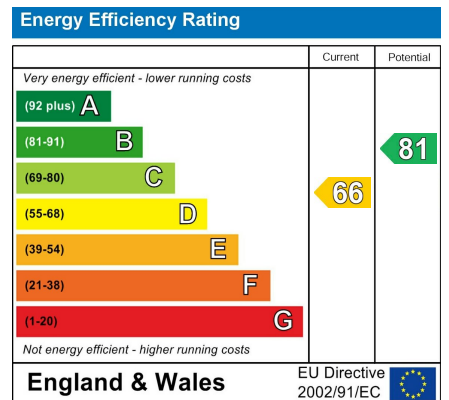
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

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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