

Mike  
**Dobson**



**6 Croftway**

Barwick In Elmet, Leeds, LS15 4EH

**£275,000**

## 6 Croftway

Nestled in the charming village of Barwick In Elmet, this house on Croftway boasts two reception rooms, three bedrooms, and a bathroom with a three-piece white suite, this property offers ample space for comfortable living.

The property has a fitted kitchen with four ring gas hob and electric oven being open plan to the dining area, which features double doors that open onto a decked seating area in the garden. Imagine enjoying your morning coffee or hosting intimate gatherings in this picturesque setting.

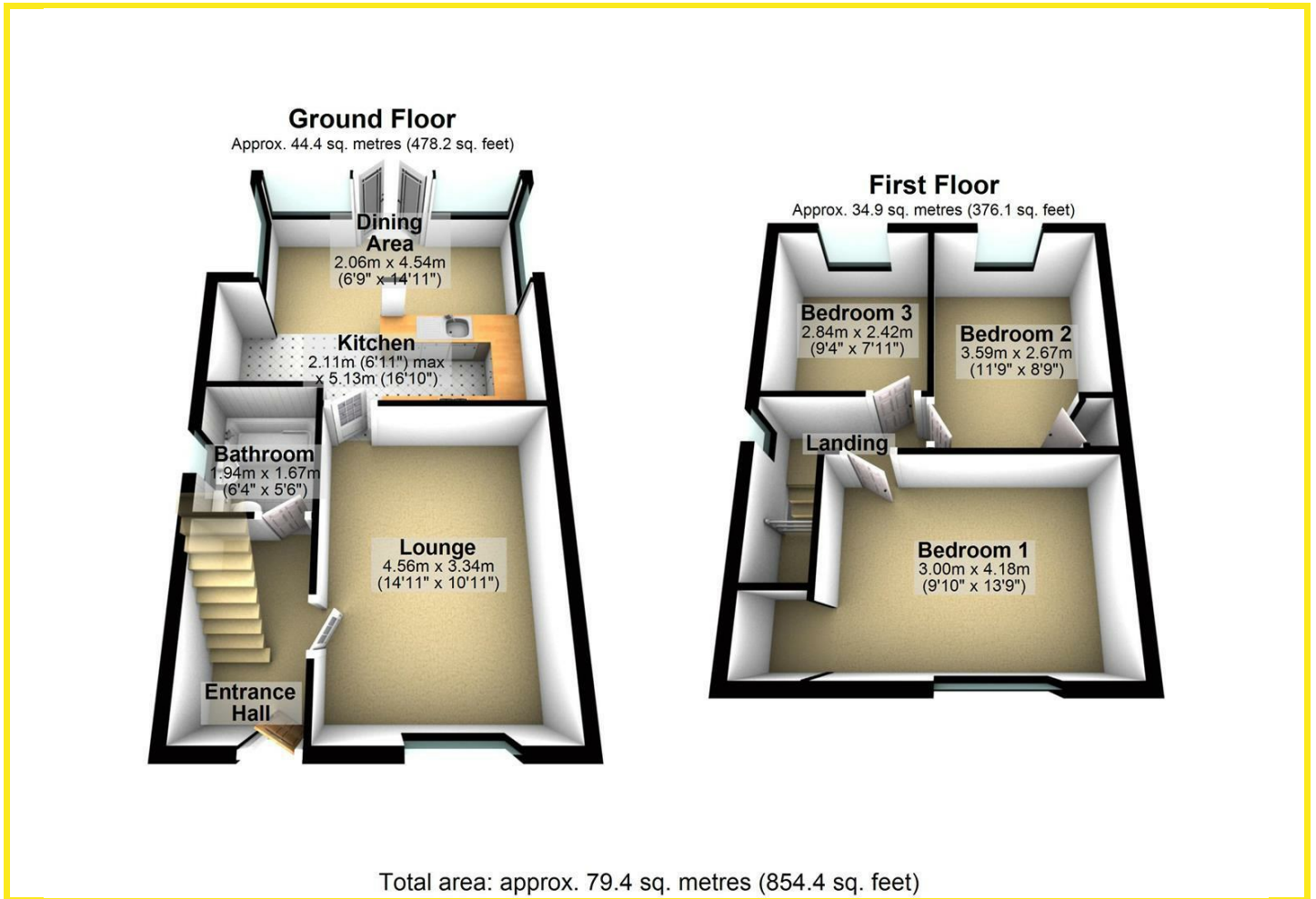
The three double bedrooms provide plenty of room for relaxation and personalization, making it ideal for families or those in need of a home office or guest room. Additionally, the property benefits from an Ideal combination boiler that was installed approximately 1.5 years ago, ensuring efficient heating and hot water supply.

Located within walking distance to all amenities, this house offers the perfect blend of convenience and tranquillity. Don't miss the opportunity to make this charming property your own and experience the best of village living in Leeds.





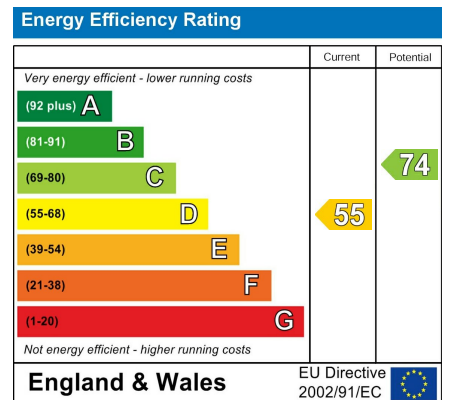
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

On entering the village of Barwick in Elmet from the direction of Garforth take the fourth turning right off Long Lane on to Chapel Lane. Croftway is then the first turning off Chapel Lane on the left hand side. Alternatively from Barwick in Elmet Main Street turn down Long Lane and take the first left on to Chapel Lane.

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4 Main Street, Garforth, LS25 1EZ

Tel: 0113 2864276 Email: [headoffice@mdobson.co.uk](mailto:headoffice@mdobson.co.uk) <https://www.mdobson.co.uk>