

Mike
Dobson



84 Potterton Lane

Barwick In Elmet, Leeds, LS15 4NT

Chain Free £265,000

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Nestled on Potterton Lane in the charming village of Barwick In Elmet, this delightful terraced house offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, with a perfect for relaxation or entertaining guests. Separate dining room which is open to the fitted kitchen and is equipped with a range of built-in appliances that make cooking a pleasure. Adjacent to the kitchen, a separate utility room adds convenience, ensuring that household chores are easily managed.

The property also has a white bathroom suite, designed for both functionality and comfort. Gas central heating throughout the home along with PVCu double glazing ensures a cosy environment during the cooler months, making it a year-round haven.

The property has a small buffer garden to the front and to the rear of the property is an enclosed rear garden, which features a seating area and lawn. This outdoor space is perfect for enjoying sunny days.

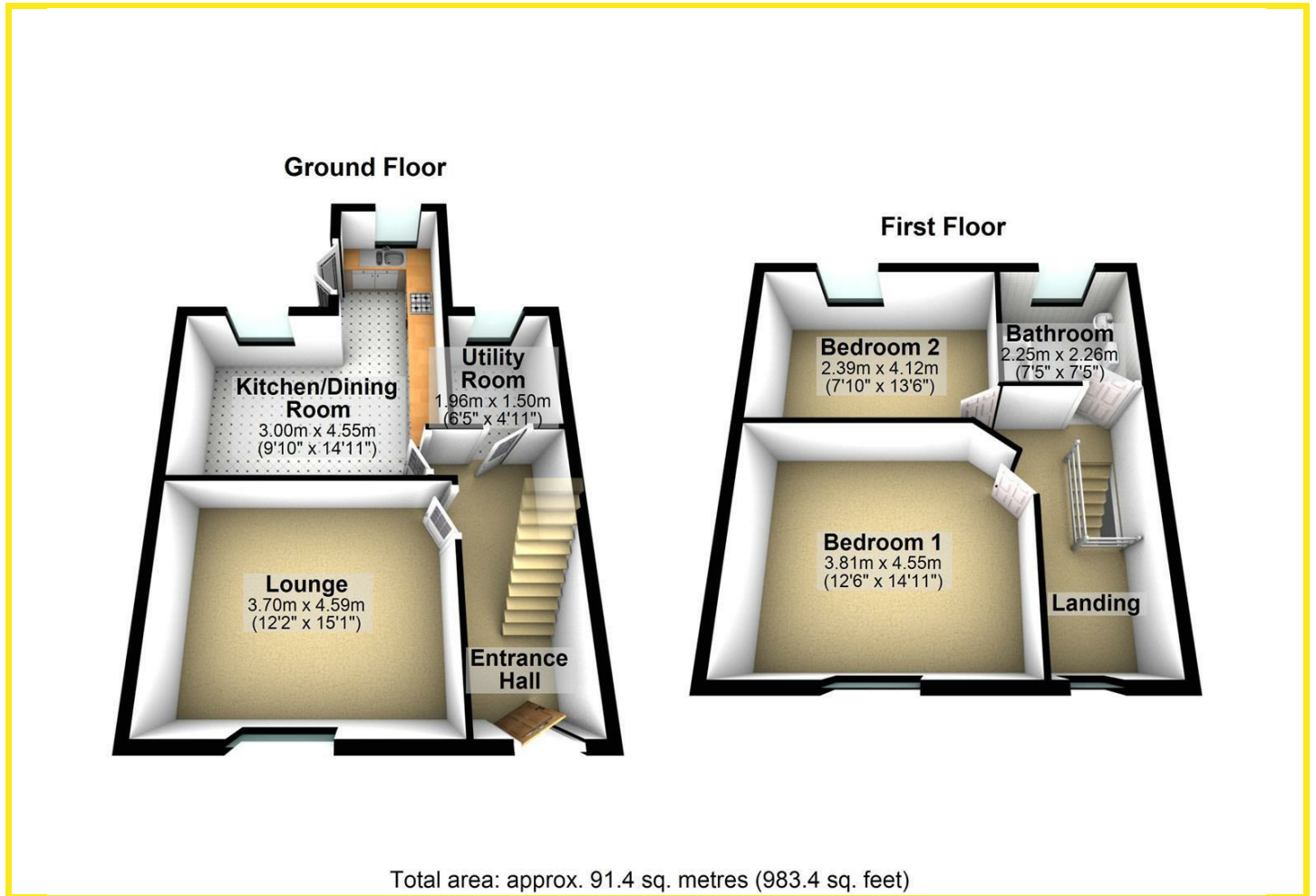
With its country aspects both at the front and rear, this home offers a delightful view of the surrounding greenery, enhancing the overall appeal. Located in a friendly community, Barwick In Elmet provides a peaceful lifestyle while still being conveniently close to Leeds, making it an excellent choice for those seeking a balance between rural charm and urban accessibility.

This terraced house on Potterton Lane is a wonderful opportunity for anyone looking to make a home in a picturesque setting. Don't miss the chance to view this lovely property and envision your future here.

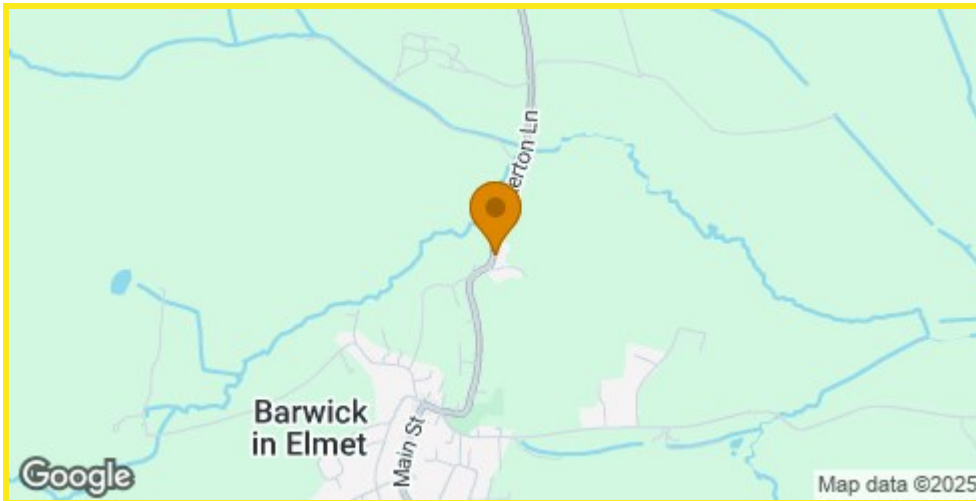




Floor Plan



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			
England & Wales		EU Directive 2002/91/EC	

Directions

On entering Barwick-in-Elmet, turn right on to Main Street following the parade of shops. At the church, take the left hand turning onto Potterton Lane. Follow this road round and the property can be found on the right hand side of the road, as indicated by our Agent's board.

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