

*Mike*  
**Dobson**



**3a Aberford Road**

Barwick In Elmet, Leeds, LS15 4EA

**£225,000**



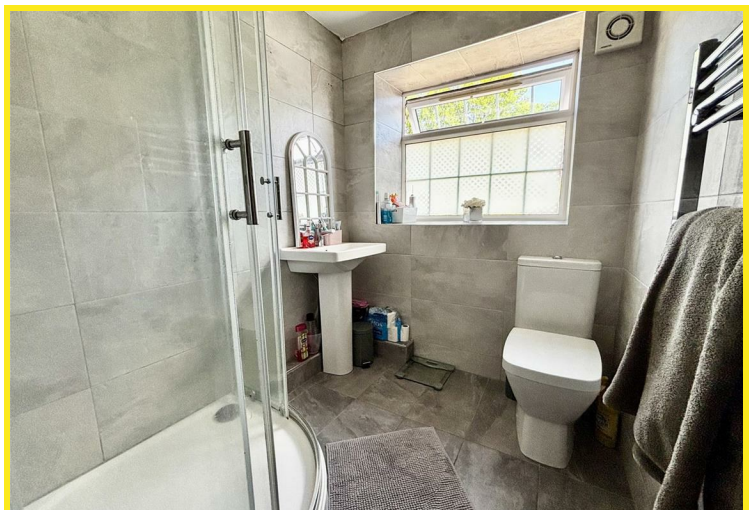
## 3a Aberford Road

Nestled on Aberford Road in the picturesque village of Barwick In Elmet, this charming mid-terrace cottage presents an excellent opportunity for those seeking a delightful home with no onward chain. The property boasts a welcoming lounge that seamlessly opens into a well-appointed kitchen/diner, creating a perfect space for both relaxation and entertaining.

With two good sized bedrooms, this cottage is ideal for small families, couples, or individuals looking for a comfortable living space. The modern fitted shower room features a stylish shower cubicle, a pedestal wash basin, and a low flush WC, ensuring convenience and contemporary comfort.

Outside, the property offers a small yard to the rear, providing a private area for outdoor enjoyment, along with a garage and an additional parking space, a rare find in such a charming setting. The front of the cottage is complemented by a small buffer garden, adding to the overall appeal of this delightful home.

Barwick In Elmet is a lovely village that offers a sense of community while being conveniently located for access to nearby amenities and transport links. This property is perfect for those looking to embrace village life while enjoying modern comforts. Don't miss the chance to make this charming cottage your new home.

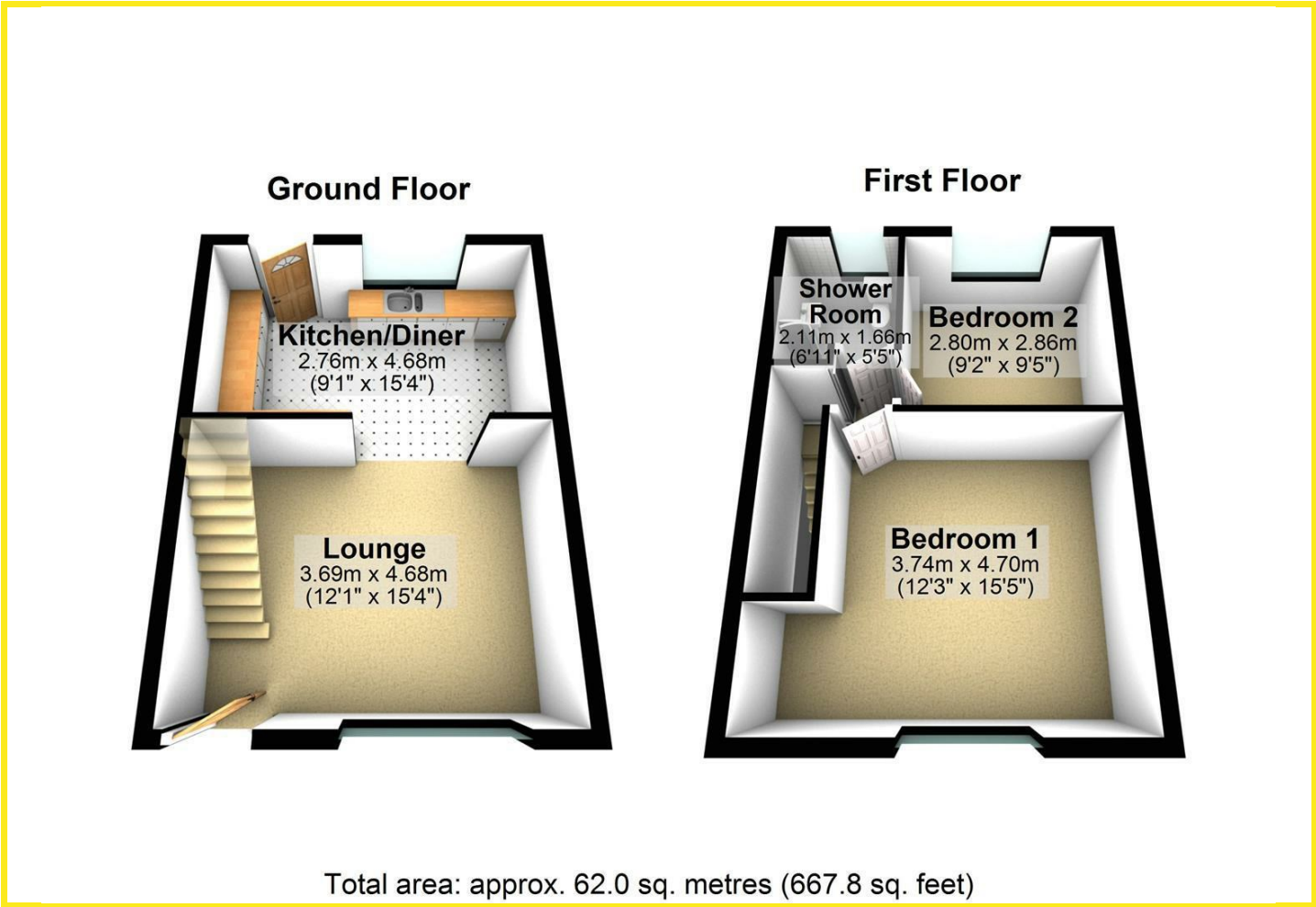








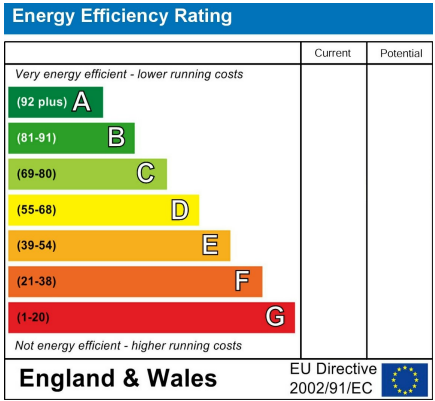
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From Garforth take the Barwick Road towards Barwick in Elmet and on to Long Lane. Proceed ahead into Barwick and take the right turn on to Chapel Lane. Continue to the end of Chapel Lane and turn on to Aberford Road. Once on Aberford Road, the property can be found on the left hand side of the road.

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