

Mike
Dobson



1 Pear Tree Gardens

Barwick In Elmet, Leeds, LS15 4PQ

£360,000

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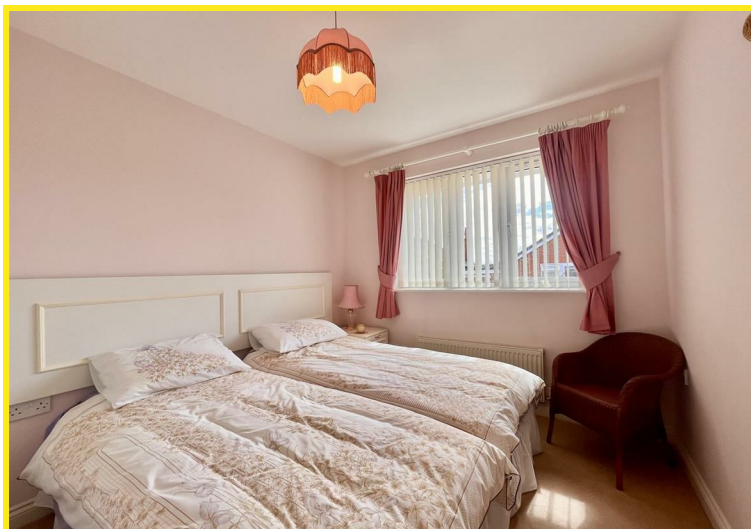
Being sold with no onward chain is a two double bedroom detached Wheatley built bungalow located in a sought after cul-de-sac location within the village of Barwick-in-Elmet.

The accommodation briefly comprises entrance hall, lounge/diner, conservatory, kitchen, inner hallway, bedroom one, en-suite shower room, bedroom two, and shower room/W.C.

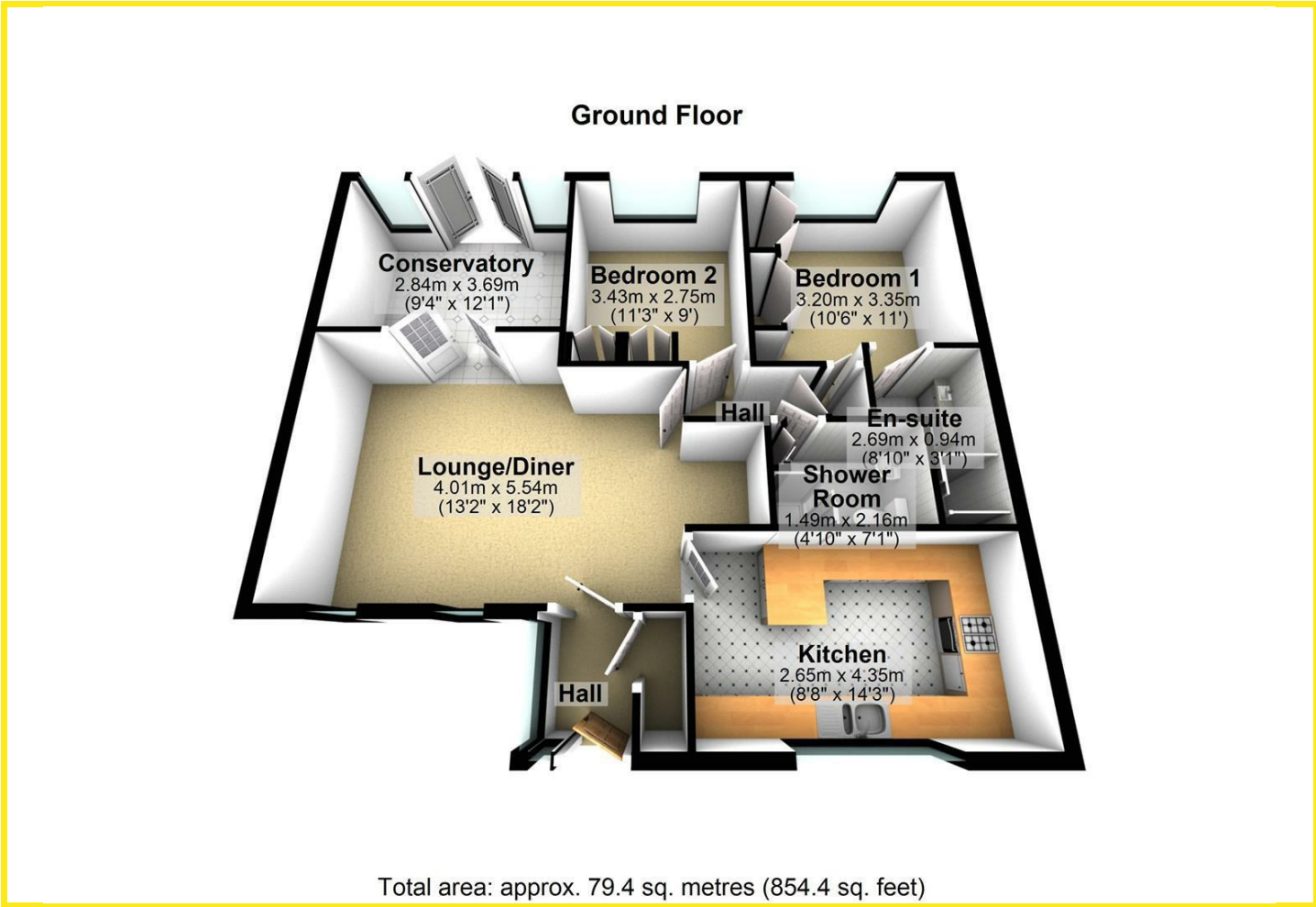
In addition the property has an alarm system, had a new fuse box installed in May 2024, PVCu double glazed windows throughout, composite front entrance door, gas fired central heating with combination boiler being located in the storage cupboard in the inner hallway and last serviced in 2025, fitted kitchen with all appliances integrated, access to the loft with a pull down ladder, and fitted wardrobes to bedroom one and bedroom two.

Externally, to the front of the property is an open plan low maintenance garden with a pathway and steps leading to the front door. A tarmac driveway provides off road parking for one vehicle and leads to a detached garage with remote controlled electric door. There is ample storage, power and light inside the garage. To the rear of the property is a fully enclosed low maintenance garden with paved patio seating area and large timber storage shed. There is an additional bay for visitor parking to the cul-de-sac which is on a first come first served basis.





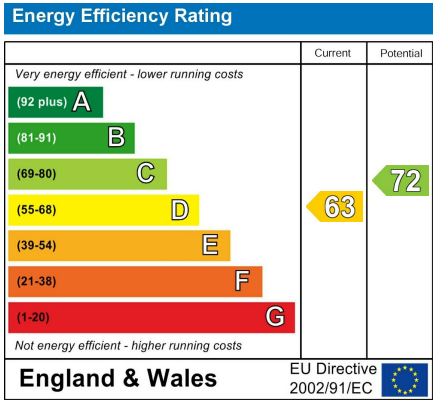
Floor Plan



Area Map



Energy Efficiency Graph



Directions

On entering the village from Garforth, take your third right onto Richmondfield Lane and Pear Tree Gardens is your second left.