



Barfield Mount, Leeds LS17 8TG

welcome to

Barfield Mount, Leeds

A three bedroom semi detached house, nicely presented throughout with spacious living accommodation, off street parking, private rear garden and garage. Located in a highly desirable residential area in a cul-de-sac position.



Entrance Hall

Enter from the front into the hallway with an understairs storage cupboard and stairs leading to the first floor.

Lounge

23' 2" x 8' 8" (7.06m x 2.64m)

A spacious, bright and airy lounge having a fire inset into the fireplace, laminate flooring, ceiling spotlights, glazed doors leading to the dining room and a window to the front.

Dining Room

11' 1" x 10' 8" (3.38m x 3.25m)

This room is what was the conservatory and the current owners have had a new insulated roof done to make the space more usable all year round. The room has laminate flooring, glazing to three sides and patio doors leading out to the garden.

Kitchen

9' 10" x 7' 2" (3.00m x 2.18m)

Newly fitted last year, this modern kitchen offers a range of wall and base units with white high gloss doors with soft close, wood effect worksurfaces incorporating a sink, drainer and gas hob with extractor fan above. There are a range of integrated appliances and cleverly designed storage options. Also benefiting from laminate flooring, ceiling spotlights, a window to the side and an access door with a side window to the rear.

Bedroom One

12' 7" x 8' 2" (3.84m x 2.49m)

A generously sized double bedroom positioned to the front elevation with a full wall of fitted wardrobes with mirrored sliding doors, neutral decor and a newly fitted carpet.

Bedroom Two

10' 8" x 9' 8" (3.25m x 2.95m)

A double bedroom positioned to the rear elevation with a built in storage cupboard and a newly fitted carpet.

Bedroom Three

10' 1" x 6' 2" (3.07m x 1.88m)

A good sized single bedroom positioned to the front elevation with built in storage over the bulk head and a newly fitted carpet.

Bathroom

Fully tiled and fitted with a three piece suite comprising of a bath with shower over, wc, wash hand basin set in a vanity unit, chrome heated towel rail and a window to the rear.

Outside

To the front and side there is a driveway providing off street parking and leading to the garage. To the rear there is a low maintenance garden fully laid to lawn with a hedge perimeter for privacy.

Garage

A single detached garage with a window and side access door.



view this property online williamhbrown.co.uk/Property/MRT106718



welcome to

Barfield Mount, Leeds

- Three Bedroom Semi Detached House
- Spacious Living Accommodation
- Cul-De-Sac Position
- Off Street Parking
- Private Rear Garden

Tenure: Freehold EPC Rating: C

£350,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MRT106718



Property Ref:
MRT106718 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk