



 **2**  
Bedrooms

 **1**  
Bathroom

**Tenure :**  
**Freehold**



To be sold with no onward chain is this very well presented two bedroom detached bungalow located on Richmondfield Avenue in Barwick in Elmet.

Call Tudor Sales & Lettings on 0113 282 3056 for more information or to arrange a viewing.

Tudor Sales & Lettings are delighted to offer for sale this very well presented, two bedroom detached bungalow located on Richmondfield Avenue in the much sought after area of Barwick-in-Elmet. Offering excellent internal space and to be sold with no onward chain, the property layout briefly comprises: - entrance hallway with storage, an extended kitchen diner, lounge, two double bedrooms and a shower room. The property has the benefit of gas central heating and double glazed windows. Externally, the property has a driveway to the front that leads to a garage. To the front, side and rear you have well tended lawned gardens. To the rear is a delightful patio area along with both a summerhouse and greenhouse.

Barwick in Elmet is a popular and very convenient location situated to the East of Leeds. Offering many local attractions & amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park which offers restaurants and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links and the outer Ring Road. Crossgates offers a train station and good bus routes to the city and surrounding area.

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**Kitchen/Diner** 17' 4" x 14' 2" (5.28m x 4.32m)

Extended, modern kitchen with a range of wall and base units. Laminated worksurfaces. Integrated oven, hob and extractor hood over. Sink with mixer tap situated in breakfast bar. Other integrated appliances include a fridge / freezer, washing machine and dishwasher. Spotlighting to ceiling. Two Velux style windows to extension and double glazed windows and French style patio doors. Central heating radiator.

**Living Room** 17' 9" x 11' 8" (5.41m x 3.56m)

Large, dual aspect living room with feature fireplace and mantelpiece surround. wooden flooring, two double glazed windows, centrally heated radiators. Coving to ceiling.

**Bedroom 1** 12' 8" x 11' 8" (3.86m x 3.56m)

Complete with a range of beautifully integrated wardrobes, coving to ceiling, central heating radiator and double glazed window to rear. Vinyl flooring.

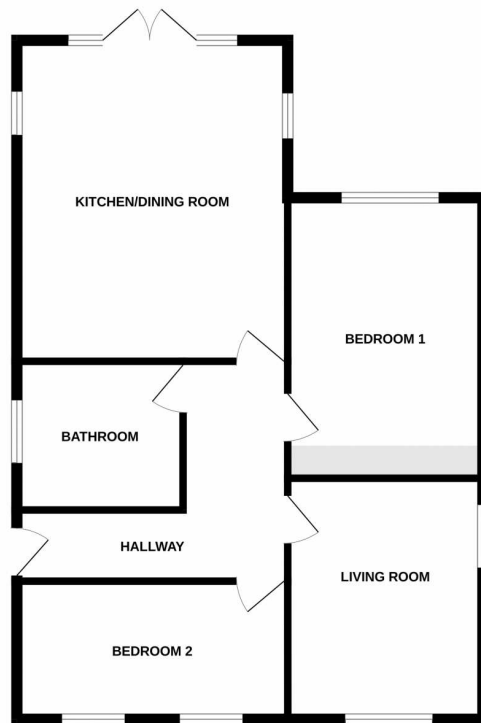
**Bedroom 2** 12' 8" x 9' 9" (3.86m x 2.97m)

Large double bedroom with two double glazed windows to front, spotlighting to ceiling and central heating radiator.

**Shower room** 7' 6" x 7' 5" (2.29m x 2.26m)

Modern shower room with a white bathroom suite comprising of: - shower tray with glass surround and wall mounted shower unit, hand basin and low flush WC. Vinyl flooring. Tiled walls. A double glazed window with privacy glass. Heated towel rail.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with MemoPro 12/22

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>68</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC

Address: Barwick In Elmet, LS15

