



 **3**
Bedrooms

 **1**
Bathroom

**Tenure :
Freehold**



Tudor Sales and Lettings are proud to present for sale this 3 bedroom semi detached home

Stone built, cottage style this property combines the best combination of old and modern.

The accomodation comprises of in brief:

To the ground floor: Living/Dining room, Kitchen and utility

To the first floor: Three double bedrooms and a bathroom

To the second floor: Useful space currently used as a hobby room but suitable as a 4th bedroom or office.

Externally, Garage and well maintained garden to the rear of the property.

Barwick-in-Elmet is highly sought after due to its village location and excellent transport links. There are a range of local shops and amenities within easy range and a thriving cricket club at its centre. Garforth golf club is close too!

Living/Dining Room 18' 7" x 17' 9" (5.66m x 5.41m)

Large open plan kitchen/dining room with feature fireplace and log burning stove. wooden flooring and two double glazed French style patio doors, coving to ceiling and centrally heated radiator.

Kitchen 13' 10" x 9' 7" (4.22m x 2.92m)

Modern fitted kitchen with a range of wall and base units and integrated appliances consisting of Range style oven with extractor fan over, dishwasher, sink with mixer tap and space for fridge/freezer. Wooden flooring, double glazed window and door. Centrally heated radiator

Utility Room 5' 2" x 4' 8" (1.57m x 1.42m)

Situated off the kitchen is this useful utility area with space for washing machine. Double glazed window and door.

Bedroom 1 14' 9" x 9' 5" (4.50m x 2.87m)

Double bedroom with double glazed window and centrally heated radiator.

Bedroom 2 12' 7" x 9' 5" (3.84m x 2.87m)

Double bedroom with double glazed window and centrally heated radiator and countryside views.

Bedroom 3 10' 2" x 8' 3" (3.10m x 2.51m)

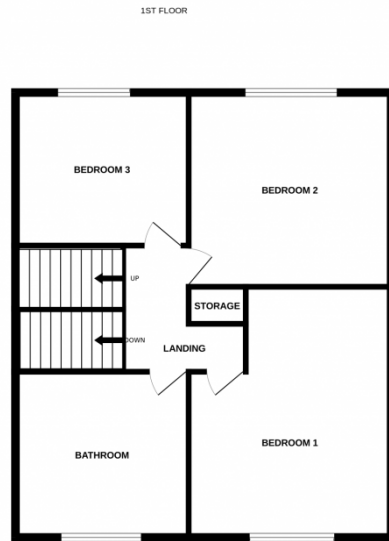
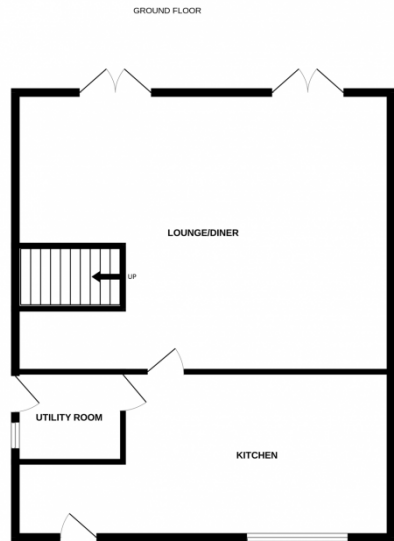
Double bedroom with centrally heated radiator and Velux-style double glazed window.

Bathroom

Modern partially tiled bathroom with white four piece suite comprising of WC, hand basin, bath and shower tray with glass surround. Velux style double glazed window and centrally heated radiator.

Loft Room/Bedroom 4? 18' 4" x 8' 8" (5.59m x 2.64m)

Currently used as a hobby room this could be used as a bedroom or office if required. Contains access to storage area on both sides and Velux-style double glazed window.



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.
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