



 **3**
Bedrooms

 **2**
Bathrooms

**Tenure :
Freehold**



For Sale – Three Bedroom Semi-Detached Home in Barwick in Elmet

Tudor Sales & Lettings are delighted to bring to the market this beautifully presented three-bedroom semi-detached property, ideally situated on this cul-de-sac, *The Close* in the highly sought-after village of Barwick in Elmet.

The well-proportioned accommodation briefly comprises:

Ground Floor:

A stylish kitchen, spacious lounge, open-plan dining area, a generously sized bedroom, and a modern bathroom.

First Floor:

Landing area leading to two further bedrooms and a contemporary shower room.

The property benefits from gas central heating and double glazed windows throughout.

Externally:

To the front, a well maintained lawn is bordered by mature shrubs and hedging, offering excellent privacy. A long paved driveway provides ample off-street parking and leads to a detached pre-cast concrete garage with an up-and-over door, lighting, and power supply. The rear garden is privately enclosed, featuring a neat lawn with well-stocked shrub borders and timber fencing, perfect for outdoor enjoyment. Additional features include an outside water tap and external lighting.

This is a fantastic opportunity to purchase a home in a prime location, ideal for families, couples, or downsizers alike.

For more information or to arrange a viewing, contact Tudor Sales & Lettings today on 0113 282 3056.

Kitchen 3.30m x 2.16m (10' 10" x 7' 1")

A range of fitted wall and base units in a light wood finish have worktops with a one and a half bowl stainless steel sink unit with mixer tap and tiled surrounds. Built-in electric double oven, four ring ceramic hob and overhead extractor. Plumbed for a washing machine, tiled floor and PVCu double-glazed window to the side elevation.

Lounge 4.82m x 3.70m (15' 10" x 12' 2")

A well proportioned reception room having wood effect laminate floor, radiator and coving to ceiling. Feature marble fireplace with a living flame gas fire inset and a PVCu double-glazed window to the front.

Dining Area 4.82m x 3.70m (15' 10" x 12' 2")

A rear facing room with wood effect laminate floor, radiator and PVCu double-glazed French doors overlooking the rear garden. Door to a built-in storage cupboard and inner lobby, with open plan staircase to first floor accommodation.

Bedroom 1 2.70m x 3.12m (8' 10" x 10' 3")

A rear facing double bedroom with radiator and PVCu double-glazed window with a pleasant rear garden aspect.

Bathroom

A modern refurbished bathroom with attractive full tiling to the walls and floor with a three piece white suite consisting of a panelled bath, semi-pedestal hand washbasin and a low flush WC. Fitted Triton electric shower over the bath, extractor fan, radiator and an opaque PVCu double-glazed window.

Bedroom 2 3.21m x 6.00m (10' 6" x 19' 8")

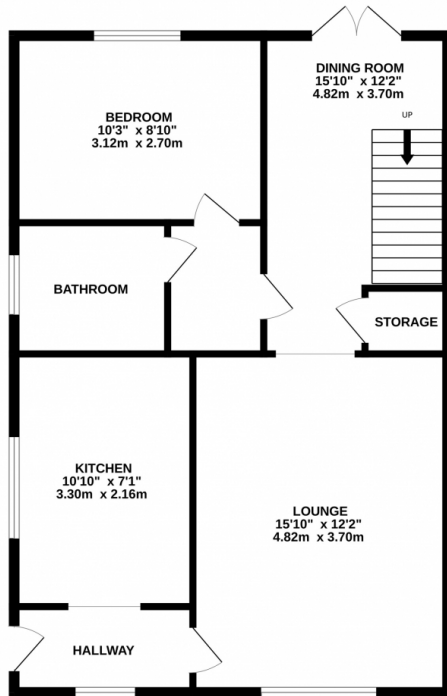
A double front bedroom with radiator and built-in wardrobe to one wall. PVCu double-glazed dormer window.

Bedroom 3 *1.95m x 4.29m (6' 5" x 14' 1")*

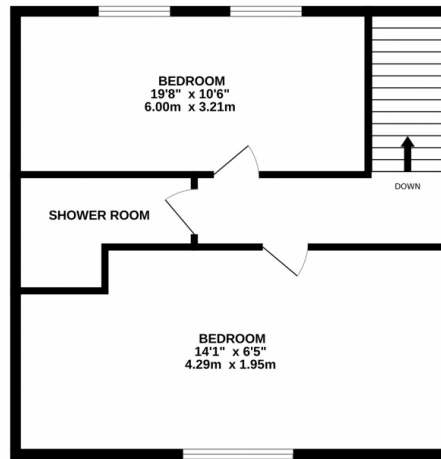
Double bedroom with two double glazed windows and a central heating radiator.

Shower Room

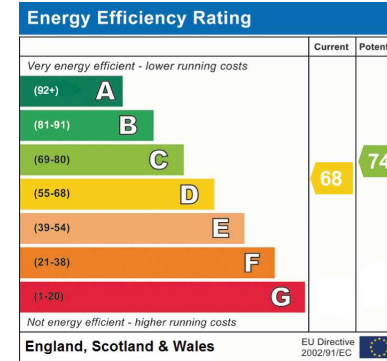
GROUND FLOOR



1ST 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.
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Address: The Close, Barwick In Elmet

