



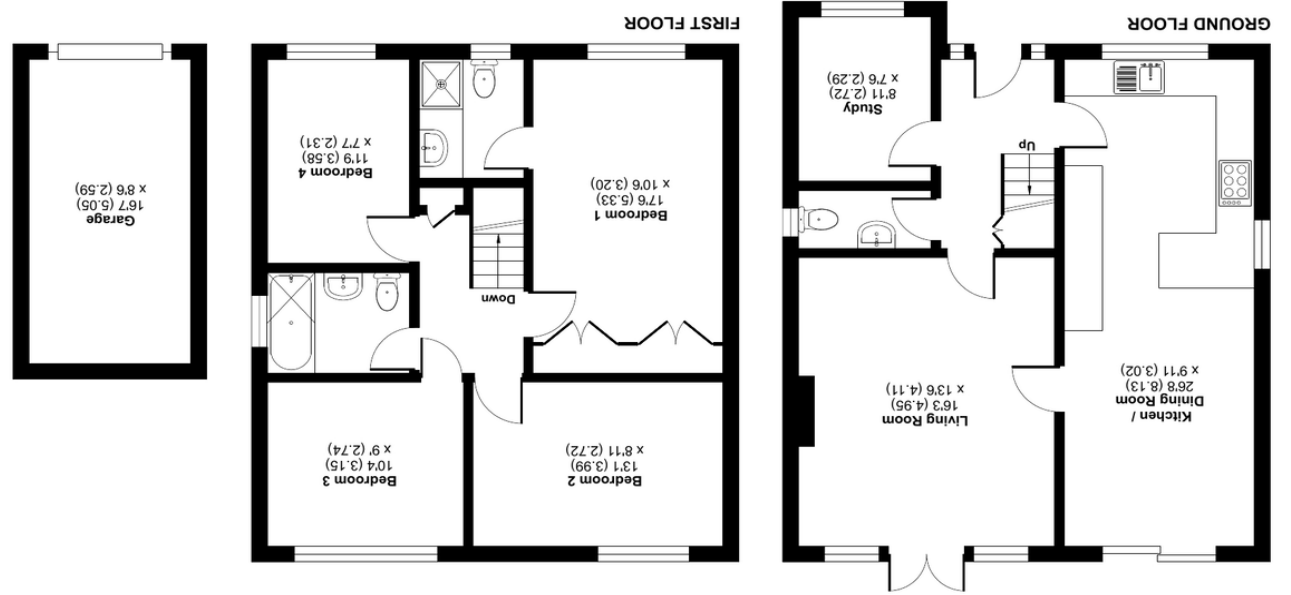
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RICS Certified Property Measurement
Floor plan produced in accordance with RICS Property Measurement Standards (PMS2 Residential). © rickscm 2024.
Produced for Thomlinsons. REF: 113396



Approximate Area = 1296 sq ft / 120.4 sq m
Garage = 142 sq ft / 13.1 sq m
Total = 1438 sq ft / 133.5 sq m

Beck Meadow, Barwick In Elmet, Leeds, LS15

For identification only - Not to scale



20 Beck Meadow, Barwick In Elmet



Guide Price £485,000

20 Beck Meadow, Barwick In Elmet, LS15 4PA

SITUATION & DESCRIPTION

Beck Meadows is a highly sought-after location of Barwick in Elmet, tucked away with rural walks on the doorstep this immaculate detached four-bedroom spacious family home has to be viewed to appreciate the internal quality.

Barwick-in-Elmet is located to the east of Leeds with local amenities including shops, Post Office, Public Houses and the historic Maypole. Local amenities include the shopping facilities of Garforth, 'The Springs' retail and leisure complex, Sainsbury's Retail Park in Colton and Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds city centre.

GROUND FLOOR

HALLWAY

with Amtico oak wood flooring and LED lights

DINING KITCHEN

open plan dining kitchen being light and airy with Amtico solid wood flooring throughout and having quality walnut wall and floor mounted units with granite worktops and under counter lights, Smeg 6 ring gas Range with chrome extractor over, built in American Fridge Freezer with matching base units and wine rack over, integrated dishwasher, integrated microwave oven, one and half stainless steel bowl with mixer tap, separate stainless steel round prep sink with mixer tap. Quality upright stainless steel radiators and cupboard housing boiler. LED ceiling light fittings. TV point. Double glazed window to front

aspect, spacious area for dining with door accessing lounge and sliding patio door leading to rear garden.

OFFICE/UTILITY

again with Amtico wood flooring and double glazed window to front aspect, built in cupboard housing space for washing machine and condenser dryer and separate built in coats cupboard.

DOWNSTAIRS WC

with tiled floor and having suite comprising Roca WC and matching vanity washbasin, double glazed window to side aspect

LOUNGE

spacious and light with Amtico wood flooring, marble limestone fireplace inset with living flame gas fire, double glazed French doors overlooking rear garden. TV point.

FIRST FLOOR

STAIRS/LANDING

having solid oak balustrade. LED lights and airing cupboard. Access to partially boarded loft space.

MASTER BEDROOM

with quality fitted wardrobes incorporating hanging rails and shelves, double glazed window to front aspect

EN-SUITE

modern fully tiled shower room with walk in shower, Matki concealed WC and matching wash basin with concealed mirrored bathroom cabinet above and light, concealed storage cupboard with mirrored front. LED ceiling lights. Double glazed window to front aspect.



DOUBLE BEDROOM TWO

with double glazed window to rear aspect.

DOUBLE BEDROOM THREE

with double glazed window to rear aspect

DOUBLE BEDROOM FOUR

with double glazed window to front aspect.

HOUSE BATHROOM

part tiled and having white suite comprising; panelled bath with shower over, pedestal washbasin and low level WC. LED ceiling lights and double glazed window to side aspect.

OUTSIDE

neatly maintained front garden with blocked paved pathway to front door with side pathway leading to bin store Driveway with parking for several cars leads to a SINGLE GARAGE with up and over door, power and light. To the rear lies an Indian Stone patio area leading onto a well maintained private enclosed good sized rear garden mainly laid to lawn with shrubs and flower borders, space for BBQ, archway to greenhouse and space for shed.



COUNCIL TAX BAND F