Mike Dobson







8 Elmet Road

Barwick In Elmet, Leeds, LS15 4HE

£340,000

8 Elmet Road

Nestled on Elmet Road in the charming village of Barwick In Elmet, Leeds, this beautifully presented, extended semi-detached house offers a perfect blend of modern living and comfort. The property boasts three well-proportioned bedrooms, making it an ideal family home. Upon entering, you are welcomed by an inviting, newly built entrance porch that leads into a spacious lounge. This area is thoughtfully designed, with part of the space dedicated to a study area, perfect for those who work from home or require a quiet space for reading.

The heart of the home is undoubtedly the modern kitchen/diner, which features a range of stylish shaker-style units and integrated appliances, making it a delightful space for cooking and entertaining. Adjacent to the kitchen is a sitting room that provides a serene view of the garden and the fields beyond, allowing natural light to flood the space and creating a tranquil atmosphere. There is also the added bonus of a ground floor cloakroom/utility room.

On the first floor, you will find three bedrooms, with the main bedroom benefiting from fitted wardrobes, providing ample storage. The modern re-fitted family bathroom is equipped with a three-piece white suite, including a shower over the bath and a chic vanity unit that houses the wash basin and WC.

The property also offers off-road parking at the front, featuring an imprint driveway that leads to a garage which has power and lighting. The larger than average private and enclosed rear garden is a true highlight, complete with a lovely patio area that is perfect for outdoor dining and relaxation, as well as a spacious lawn for children to play or for gardening enthusiasts, enjoying open views across fields.

This delightful home is not only well-appointed but also situated in a peaceful location, making it a wonderful opportunity for those seeking a comfortable and stylish living space in a desirable area.









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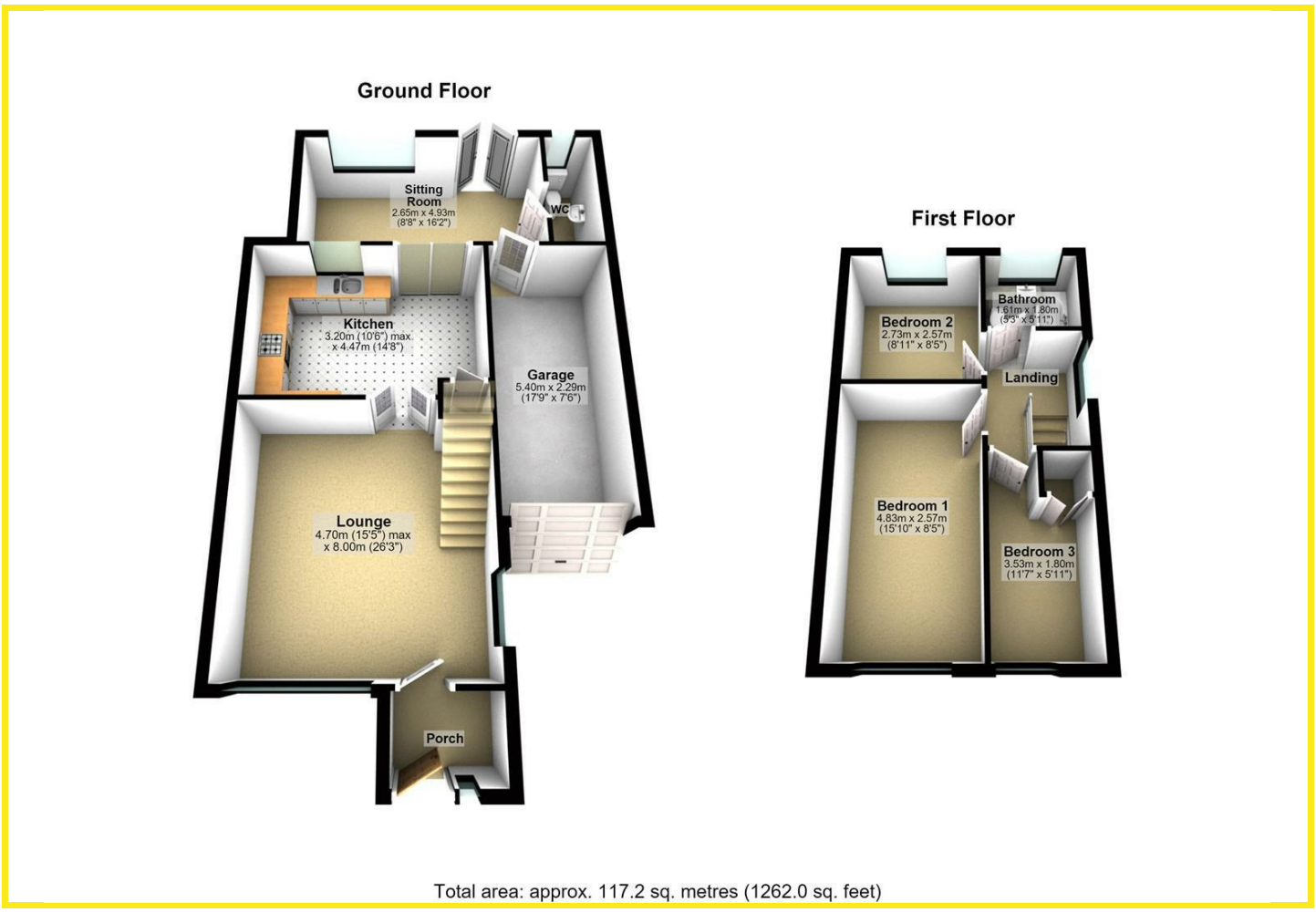






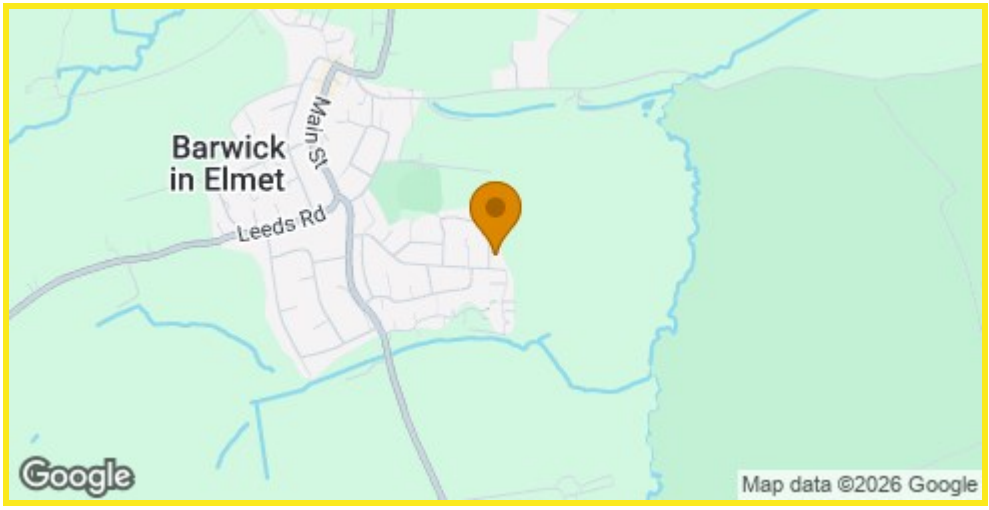


Floor Plan

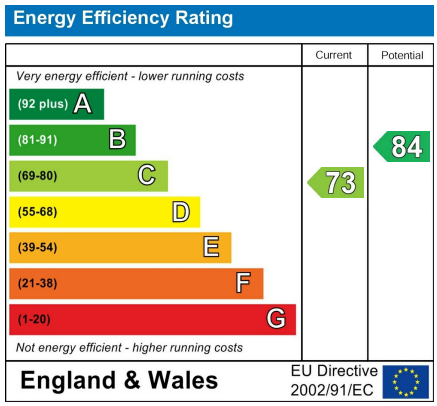


Total area: approx. 117.2 sq. metres (1262.0 sq. feet)

Area Map



Energy Efficiency Graph



Directions

On entering Barwick In Elmet from Garforth on Long Lane, take your third right onto Richmondfield Lane, then your sixth left onto Elmet Road and the property can be found on the right hand side.

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