



8 Meadow View, Barwick In Elmet, LS15 4NZ



# Key Features

- Stunning four bed detached home
- Head of sought after cul-de-sac
- Landscaped private garden backs on to moat
- Striking timber & glass staircase
- Approx. 2,070 sq ft incl garage
- Dual-aspect lounge with garden access
- Open-plan kitchen with Miele appliances
- Rear bedroom with dressing area & ensuite
- Tandem garage, gated access & driveway
- Walk to village amenities and schools



*NO ONWARD CHAIN | Sizeable Private Garden Backing Onto  
Conservation Area | Head Of Cul-De-Sac | Approx. 2,070 sq.ft. |  
Walking Distance To Amenities | Easy Access to A1/M1*





Offered with no onward chain, this beautifully presented four-bedroom detached home occupies a desirable head-of-cul-de-sac position in the sought-after village of Barwick in Elmet. With a sizeable private landscaped rear garden backing onto a conservation area and historic Saxon moat, a striking bespoke timber and glass staircase, and approximately 2,070 sq ft of accommodation including tandem garage, the property offers an excellent combination of space, privacy, presentation and village convenience.

The home is approached via a smart resin driveway and entered through a modern composite front door into a bright and welcoming entrance hallway with guest WC. A striking bespoke timber and glass staircase creates an immediate sense of quality and gives the entrance hall a more individual, contemporary feel.

To the front of the property is a versatile reception room with a bay window, ideal as a second sitting room, home office, playroom or formal snug. On the opposite side of the hallway is a superb full-depth living room, enjoying natural light from both the front bay window and patio doors leading directly onto the rear garden. This creates a generous dual-aspect living space with a lovely connection to the outdoors.

To the rear of the property is the heart of the home: a contemporary open-plan dining kitchen overlooking the private rear garden. The kitchen is fitted with modern white gloss units and a range of integrated appliances, including a Miele induction hob, Miele oven and Miele warming drawer, along with integrated fridge/freezer, dishwasher, washing machine and tumble dryer.

The dining area enjoys views across the garden, while double doors open directly outside, making this a particularly sociable space for family living, entertaining and summer dining. A separate side door also provides convenient access to the driveway.

To the first floor, a generous landing leads to four well-proportioned bedrooms. One of the rear bedrooms benefits from a walk-in dressing area and ensuite shower room, while the remaining bedrooms are served by a contemporary four-piece house bathroom.


Outside, the rear garden is a standout feature. Sizeable, private and fully enclosed, it is believed to be one of the largest gardens on the street and has been carefully landscaped to provide an excellent space for children, pets and entertaining. The garden backs onto a conservation area with mature trees and a historic Saxon moat beyond, giving the setting a peaceful and established feel.

The property also benefits from double-gated side access, a tandem garage with electric door and alarm, external hot and cold water taps, outdoor power sockets and feature lighting.

Barwick in Elmet is a popular and well-regarded village approximately three miles from the A1, making it convenient for commuters travelling towards Leeds, York, Wetherby and Harrogate. The village offers a primary school, local stores, post office, pubs, a historic church and its well-known maypole, with a wider range of amenities available nearby. The East Leeds Orbital Route also provides improved access to The Springs retail and leisure park.

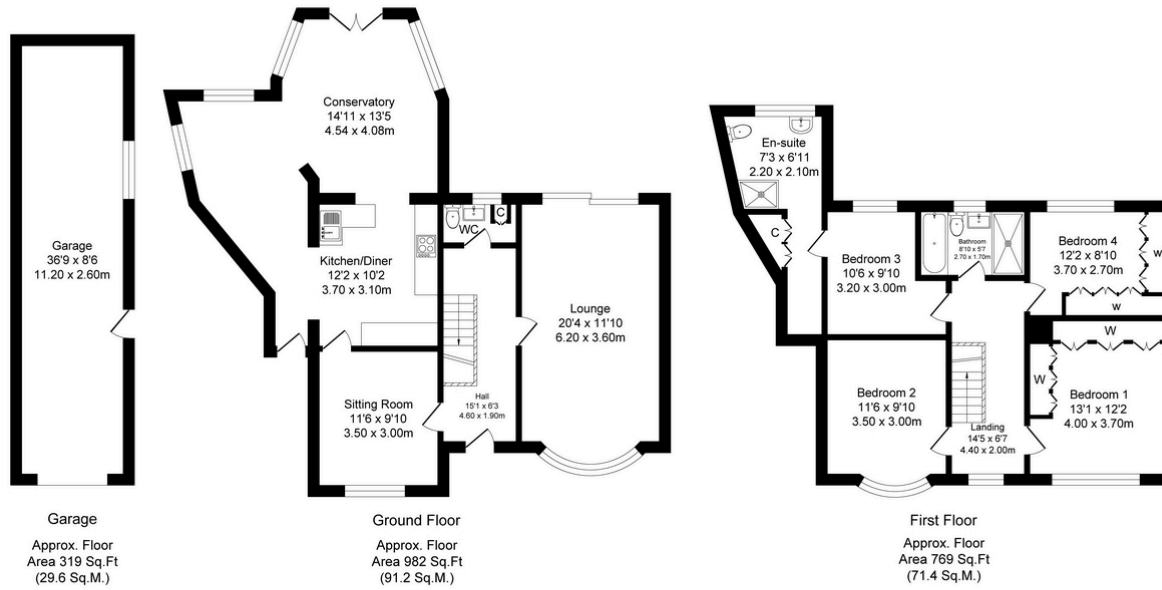
Services: We are advised that the property benefits from fibre broadband, mains water, electricity, drainage and gas.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	75
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Meadow View, Barwick in Elmet Leeds LS15 4NZ  
 Total Approx. Floor Area 2070 Sq.ft. (192.2 Sq.M.)  
 (Including Garage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Tenure Type:** Freehold  
**Council Tax Band:** F  
**Council Authority:** Leeds City Council

