



**Stoneacre**  
Properties



## **Parlington Meadow, Leeds, LS15 4PB**

**£300,000**

Located in the charming village of Barwick In Elmet, this beautifully presented semi-detached bungalow.

Upon entering, you are welcomed into an entrance lobby that leads to a bright and airy lounge, ideal for relaxation or entertaining guests. The kitchen is functional and well-equipped, providing a lovely space for culinary pursuits. An inner hall connects the living areas to the two bedrooms and a modern bathroom, ensuring a practical layout for everyday living. One of the standout features of this bungalow is the large sunroom, which invites an abundance of natural light and offers a serene space to enjoy the garden views throughout the seasons. The low-maintenance garden at the rear is perfect for those who prefer to spend their time enjoying their home, while the lawned area at the front adds to the property's curb appeal.

Ample off-road parking is available with a spacious driveway leading to a garage, which has recently benefitted from a new roof and fascias, ensuring peace of mind for the new owner. Additionally, the property is equipped with an electric car charge point, catering to modern living needs. This bungalow is not only a comfortable home but also a wonderful opportunity to embrace village life in a picturesque setting. With its thoughtful design and practical features, it is sure to appeal to a variety of buyers looking for a tranquil lifestyle in Leeds.

### Entrance

Door to front. Cupboard housing central heating boiler. Access into the lounge and kitchen.

### Kitchen



### Lounge



To the front is a double glazed window. Central heating radiator. Feature surround.

### Inner Hall

Access into loft via a pull down ladder. Built in storage.

### Bedroom One



Built in wardrobes. Central heating radiator. Door leading into sunroom.

### Bedroom Two



Central heating radiator. Door leading into sun room.

### Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is a double glazed window and a heated towel rail.

### Sunroom



To the rear overlooking the garden is this large sunroom with access out to a decking area. In addition there is also a door to the side and a central heating radiator.

### External



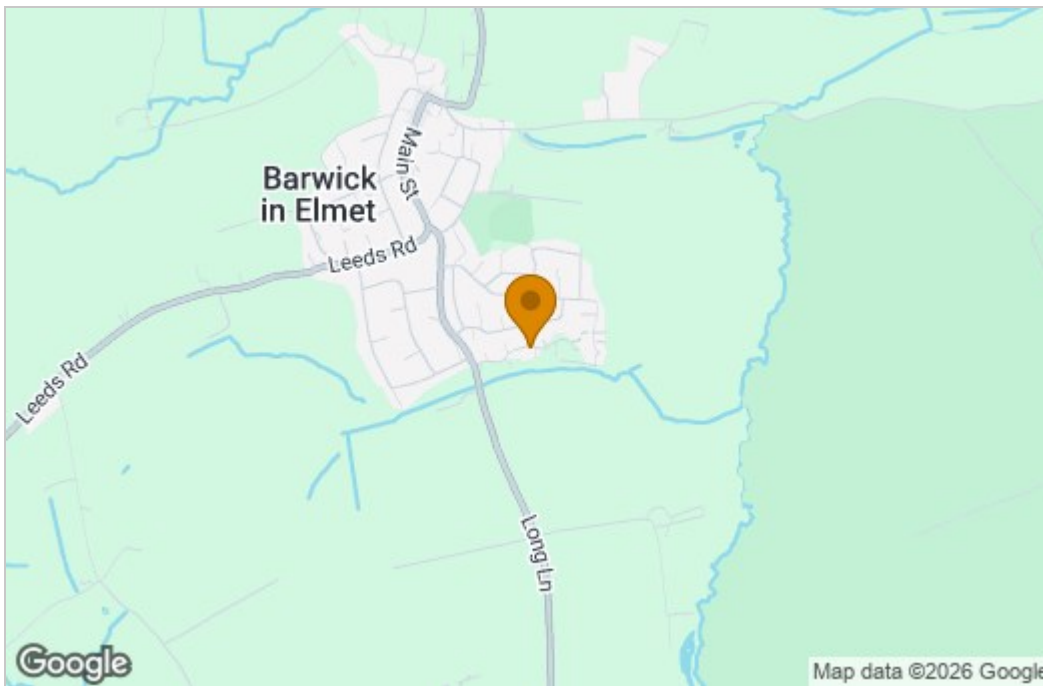
To the front is a lawned area. To the side is a spacious driveway that leads to a garage at the rear. There is also a type two ev charger. To the rear is a low maintenance garden

### Garage

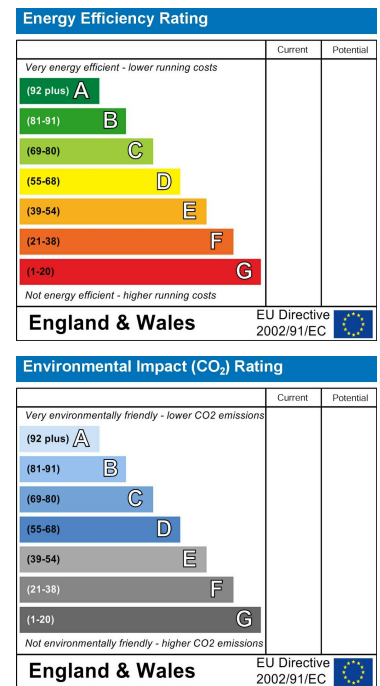
# Floor Plan



# Area Map



# Energy Efficiency Graph



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