

MAIN STREET  
LEEDS, LS15 4JQ

£499,950  
FREEHOLD

Are you looking for a cottage with lots of character in an amazing village?

MONROE

SELLERS OF THE FINEST HOMES

## MAIN STREET

- Cottage
- Further development scope
- Heart of the village Location
- Three Bedrooms
- Three bedroom 18 century cottage
- Off Street Parking
- Excellent local Travel Links
- Yorkshire stone walls
- Original Features
- Oak Beams



Located in the heart of Barwick in Elmet, Gascoigne Farm Cottage is a charming three-bedroom home that showcases the beauty of this picturesque village. This stunning Yorkshire stone cottage features original elements that harmoniously blend with modern comforts.

Inside, you'll find two well-equipped reception rooms that create a cosy atmosphere, enhanced by two log burners. The dining room, adorned with an original oak beam ceiling, exudes charm, while a large Georgian built-in cupboard highlights the home's rich history.

With three bedrooms and two bathrooms, this cottage captures a perfect mix of timeless elegance and contemporary convenience. Additionally, there is the potential to transform the living space by opening up the kitchen area, creating a fantastic open-plan living, kitchen, and dining space.

There is a shared courtyard outside.

Contact Monroe for additional information and to secure a viewing of this amazing opportunity.

### ENVIRONS

Highly sought-after Barwick in Elmet is an attractive village situated three miles from the A1 and within commuting distance of Leeds, York, and Harrogate. It offers a selection of shops, schools, and facilities with

further amenities in the market town of Wetherby close by.

### REASONS TO BUY

- Cottage Full of Character
- Original Features Throughout
- Yorkshire Stone Property
- Full of Charm
- Three Bedrooms

### SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

### LOCAL AUTHORITY

Leeds City Council

### TENURE

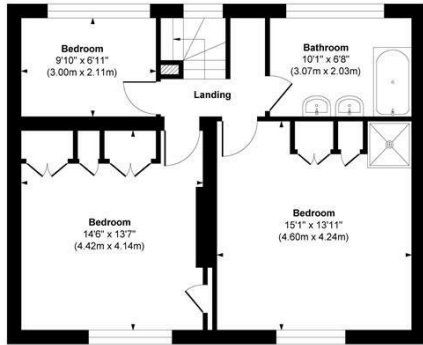
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

### VIEWING ARRANGEMENTS

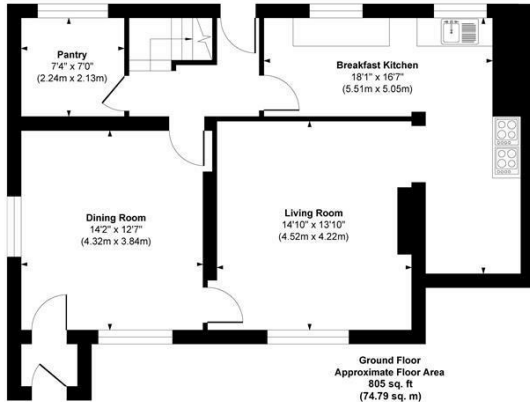
Strictly through the selling agent - Monroe Estate Agents

# MAIN STREET





First Floor  
 Approximate Floor Area  
 614 sq. ft  
 (57.04 sq. m)



Ground Floor  
 Approximate Floor Area  
 865 sq. ft  
 (74.79 sq. m)

**Approx. Gross Internal Floor Area 1,419 sq. ft / 131.83 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         | 83        |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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