



8 Meadow View, Barwick In Elmet, LS15 4NZ



Key Features

- Beautiful four bedroom family home
- Dual aspect living room with patio doors
- Modern open plan dining kitchen
- Further reception room
- Four bedrooms, one with ensuite
- Contemporary house bathroom
- Fully enclosed landscaped rear garden
- Backing onto conservation area & Saxon moat
- Tandem garage with electric door
- Within walking distance of amenities



This beautifully maintained four bedroom detached property is located at the head of a cul-de-sac in the sought after village of Barwick In Elmet.





This wonderful home is approached via a resin driveway and a modern composite door which leads to a light and welcoming entrance hallway with guest W.C. To the left is a reception room with a bay window which is ideal as a second sitting room, office or playroom. To the right is the living room which spans the full depth of the property. The living room is flooded with natural light from the bay window and from the patio doors which give direct access to the rear garden. To the rear of the property, and enjoying views over the private rear garden, is the most beautiful dining kitchen. The kitchen is fitted with modern white gloss units and boasts a range of integrated appliances including a Miele induction hob, oven and warming drawer. There is also an integrated fridge/freezer, dishwasher, washing machine and tumble dryer. The double doors which lead directly into the garden make this the most perfect space for entertaining. There is a separate door which conveniently leads from the kitchen into the driveway.


To the first floor is a generous landing, again flooded with natural light, and four bedrooms. One of the bedrooms benefits from a walk in dressing area and ensuite shower room and there is a modern house bathroom with a four piece suite.

The grounds of this fantastic home have been carefully planned and are fully enclosed, ideal for families with children or pets. The rear garden can be accessed via a double side gate, which also leads to the tandem garage which has an electric door and is alarmed. There are external hot and cold water taps, outdoor plug sockets and feature lighting. The rear garden backs onto a conservation area with beautiful mature trees and a historic Saxon moat.

Barwick in Elmet is a sought-after village just three miles from the A1, making it a convenient location for commuters to Leeds, York, and Harrogate. It offers shops, schools, and amenities, with more available in nearby Wetherby. The village provides a primary school, stores, post office, pubs, a maypole, and a historic church. The new 'East Leeds Orbital Route' has reduced travel time to 'The Springs' retail and leisure park to less than 10 minutes. Access to both Leeds and York takes around 25 minutes via the A64.

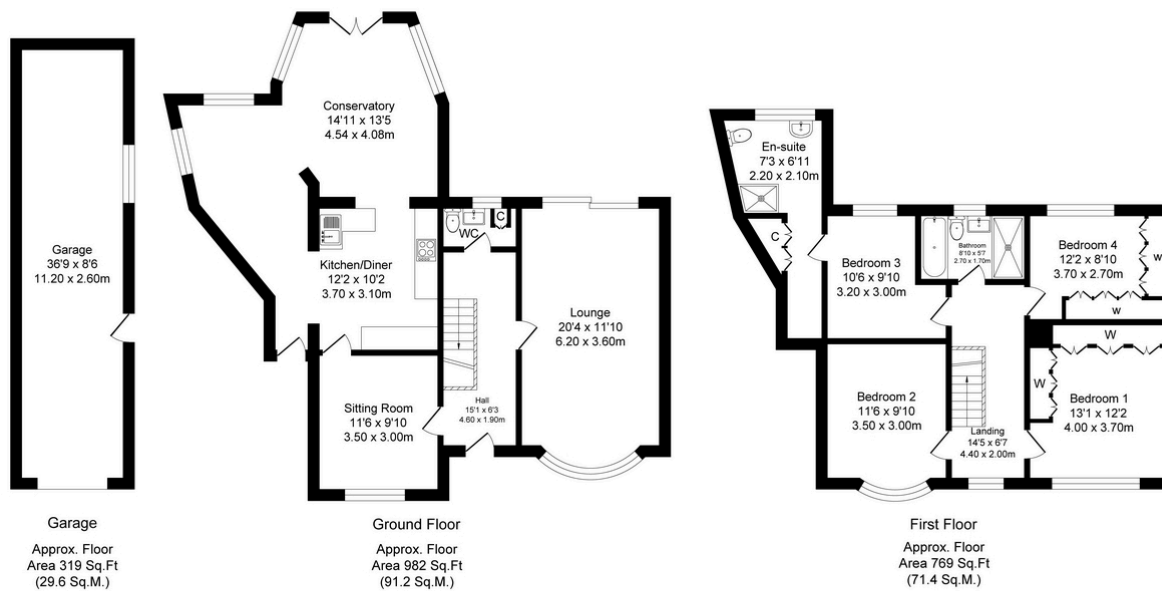
SERVICES: We are advised that the property has fibre broadband, mains water, electricity, drainage and gas.



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

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