



 **3**
Bedrooms

 **1**
Bathroom

Tenure :
Freehold



This semi-detached house offers three bedrooms, one bathroom, and a reception room, providing ample space for a family. The property is located in Barwick in Elmet, West Yorkshire, and features a functional kitchen and a garden, ideal for outdoor activities. The layout is practical, catering to everyday living needs, and the property is situated in a convenient location for accessing local amenities.

RENOVATION PROJECT WITH NO ONWARD CHAIN!

Located in the charming area of Barwick in Elmet, West Yorkshire, this semi-detached house at 26 The Boyle offers a balanced living environment with three bedrooms, one bathroom, and a reception room. The property is thoughtfully designed to accommodate a variety of lifestyle needs. The reception room serves as a central hub for family gatherings or relaxation, while the kitchen is equipped to handle daily culinary tasks efficiently. The garden provides an outdoor space suitable for leisure or gardening activities, enhancing the overall living experience.

The house is positioned in a residential area that benefits from proximity to local amenities, making it a practical choice for those seeking convenience. Barwick in Elmet is known for its community atmosphere and access to essential services, including schools, shops, and public transport links, which are all within a reasonable distance. The property does not include designated parking, but on-street parking is available in the vicinity.

The area is well-connected, offering easy access to larger towns and cities in West Yorkshire, ensuring that residents can enjoy both the tranquility of village life and the amenities of urban living.

Kitchen Diner 4.69m x 4.43m (15' 5" x 14' 6")

Your attention is drawn to this spacious kitchen/dining area. With a range of wall and base units and range style cooker. Two windows for ample light. Stairs to generously proportioned cellar

Lounge 5.39m x 4.81m (17' 8" x 15' 9")

Another spacious room. This living room has a door to the garden, large window and centrally heated radiator.

Bedroom 1 4.72m x 3.88m (15' 6" x 12' 9")

Spacious double bedroom with potential for en-suite as plumbing is already in situ. Window and centrally heated radiator.

Bedroom 2 4.39m x 2.92m (14' 5" x 9' 7")

Another spacious double bedroom with window and centrally heated radiator

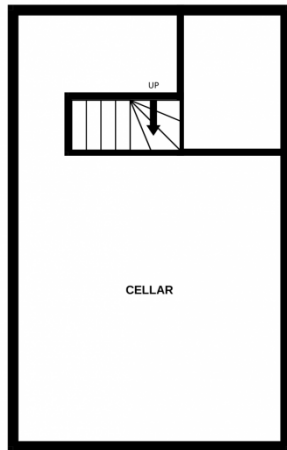
Bedroom 3 4.23m x 2.16m (13' 11" x 7' 1")

Third double bedroom with window and centrally heated radiator.

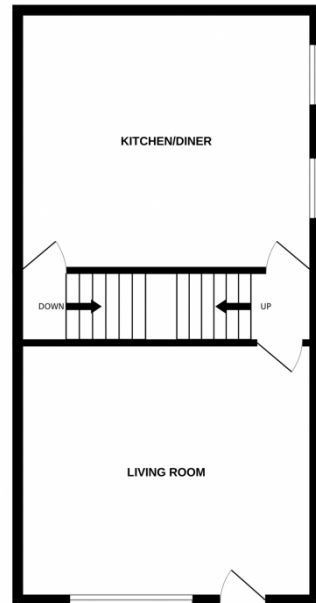
Bathroom 3.47m x 1.43m (11' 5" x 4' 8")

Bathroom with bath, WC and hand basin. Also useful storage cupboard.

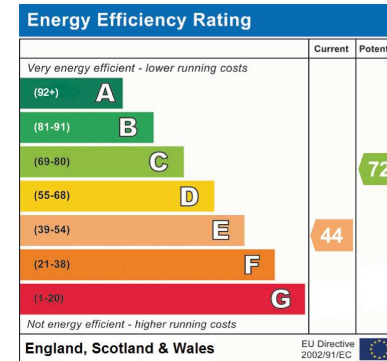
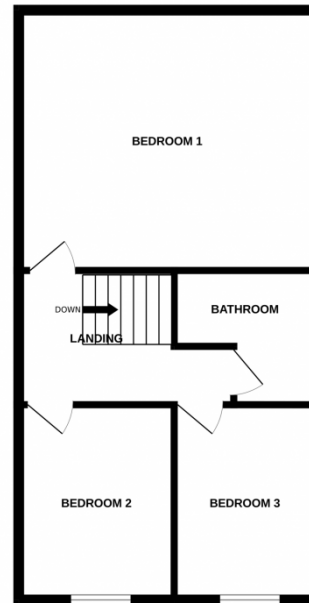
BASEMENT



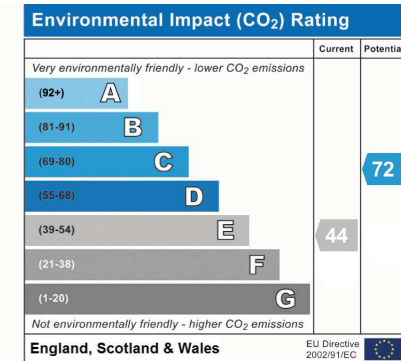
GROUND FLOOR



1ST FLOOR



Address: The Boyle, Barwick In Elmet



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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