



81 CARRFIELD ROAD  
LEEDS, LS15 4HZ

£799,950  
FREEHOLD

Discover the charm of this exquisite self-build home in the beautiful village of Barwick in Elmet! Don't miss your chance call Monroe today to arrange your private viewing!

MONROE

SELLERS OF THE FINEST HOMES

# 81 CARRFIELD ROAD

- Detached Family Home • Barwick In Elmet
- Village • Open Plan
- Living • Utility • Garage • Driveway • Rural
- Location • Log
- Burner • Conservatory • American Integrated Vacuum System



Discover this fantastic self-build, located in Barwick-in-Elmet. With over 2,791 square feet of family living space, this property has charm with modern finishes. It is an ideal gem for families looking for ample space, sophisticated style, and the peacefulness of countryside living. Don't miss this exceptional opportunity!

The entrance hallway welcomes you with a bright and open atmosphere, leading effortlessly into a spacious open-plan living area and kitchen. The kitchen is equipped with an Aga and an island, providing easy access to a charming separate dining room or sunroom. The expansive formal lounge features a cosy log burner and French doors that open back into the hallway.

On the ground floor, you'll also find a utility room, two comfortable bedrooms, and a house bathroom equipped with both a separate shower and bath, all providing access to the heated garage.

Moving to the first floor, this home offers two generously sized double bedrooms, each accompanied by modern en-suite shower rooms and plenty of walk-in wardrobes for ample storage.

The property features a welcoming block-paved driveway with secure gates, providing space for three to four cars and leading to the garage. The front garden is lawned, while the spacious back garden that includes a lawn and patio, creating an inviting area for family

gatherings and unforgettable moments.

To arrange your viewing of this exceptional family home, confidently call Monroe.

CGIs have been placed in this property; these are computer-generated 3D images (or, in some contexts, virtual tours) that have been created to show what the interior or exterior of the property could look like

## ENVIRONS

Barwick in Elmet is a highly sought-after village located just three miles from the A1, making it a convenient spot for commuters travelling to Leeds, York, and Harrogate. The village features a variety of shops, schools, and amenities, with additional options available in the nearby market town of Wetherby. Residents can enjoy a primary school, local stores, a post office, pubs, a maypole, and a historic church. Thanks to the new East Leeds Orbital Route, travel time to 'The Springs' retail and leisure park has been reduced to under 10 minutes. Access to both Leeds and York via the A64 takes approximately 25 minutes.

## REASONS TO BUY

- Detached Family Home
- Fabulous Open Plan Kitchen Living Diner
- Bespoke Kitchen with Integrated Appliances



- Garage & Spacious Driveway
- Landscaped Gardens with Patio
- Village Location

#### SERVICES

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

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

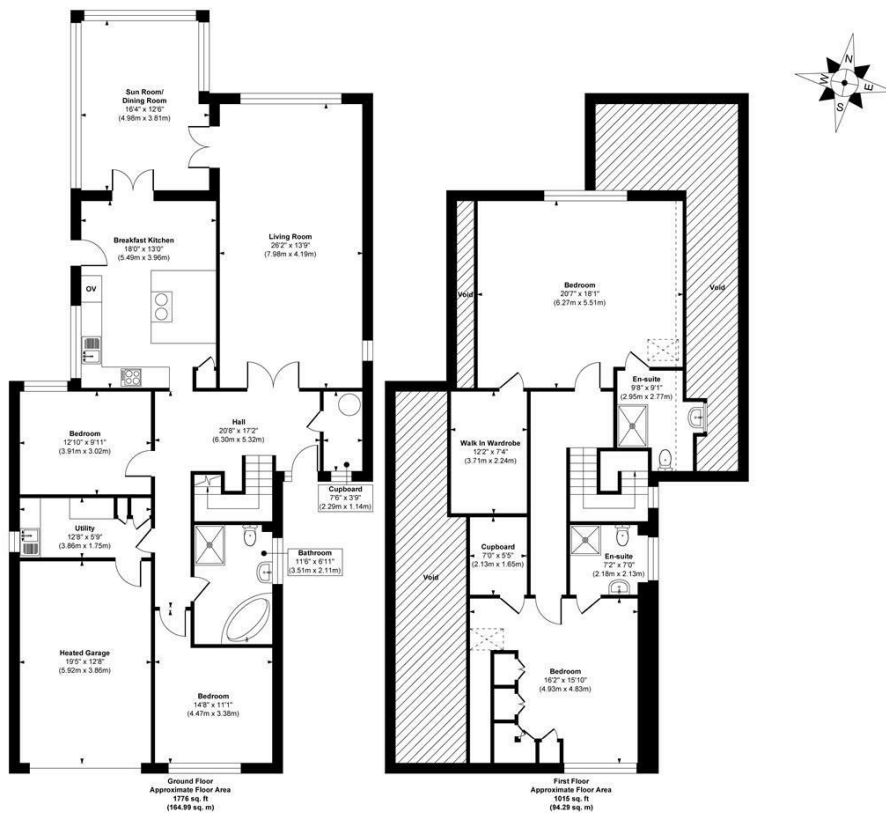
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

## 81 CARRFIELD ROAD





**Approx. Gross Internal Floor Area 2791 sq. ft / 259.28 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 79                      | 82        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| 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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