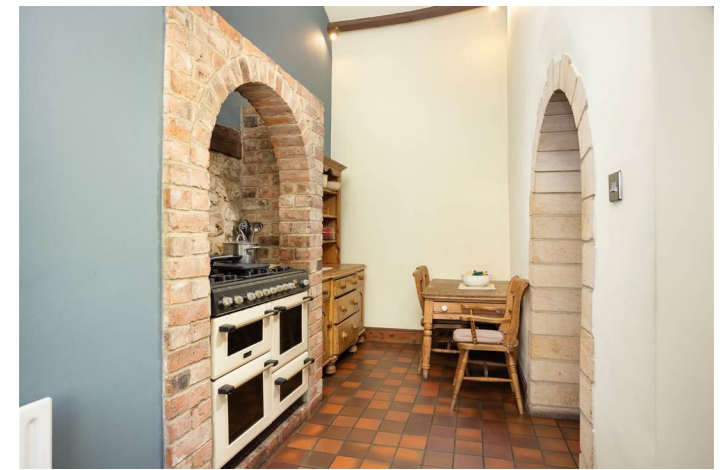




MAIN STREET
LEEDS, LS15 4JQ

£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

- Beautiful Yorkshire stone cottage full of timeless charm
- Packed with original character features throughout
- Cosy reception rooms with two charming log burners
- Stunning dining room with original oak beam ceiling
- Three well-proportioned bedrooms and two bathrooms
- Fantastic potential to create an open-plan kitchen/living space
- Rich period details blended with modern comforts
- Nestled in the heart of Barwick in Elmet
- Perfect for those seeking character and village life
- A rare opportunity to own a truly unique period home



Strictly through the selling agent - Monroe Estate Agents. For sale off-market

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



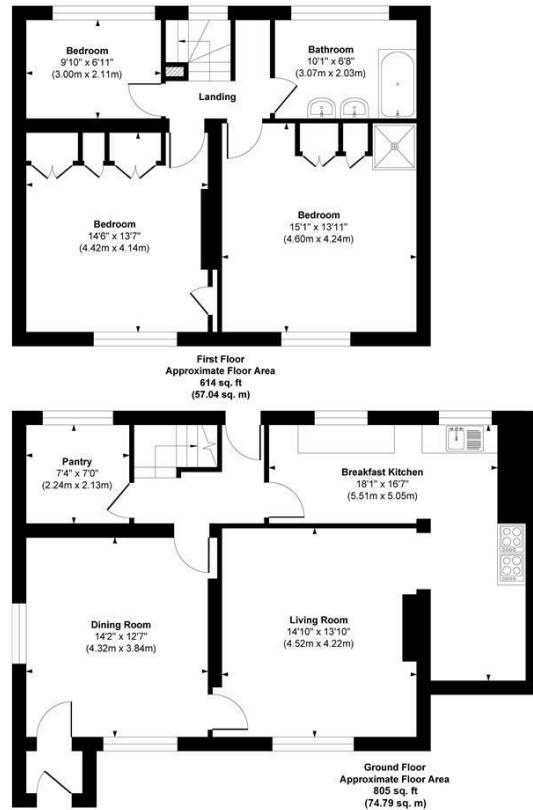


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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