

Mike  
**Dobson**



**9 Flats Lane**

Barwick In Elmet, Leeds, LS15 4LJ

**£340,000**

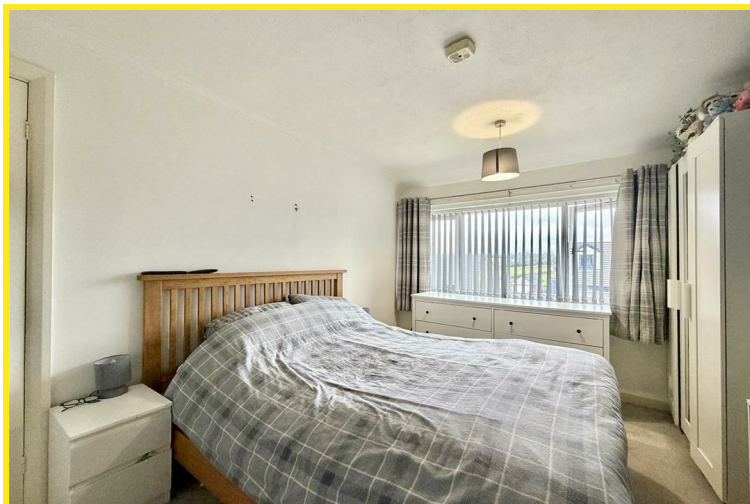
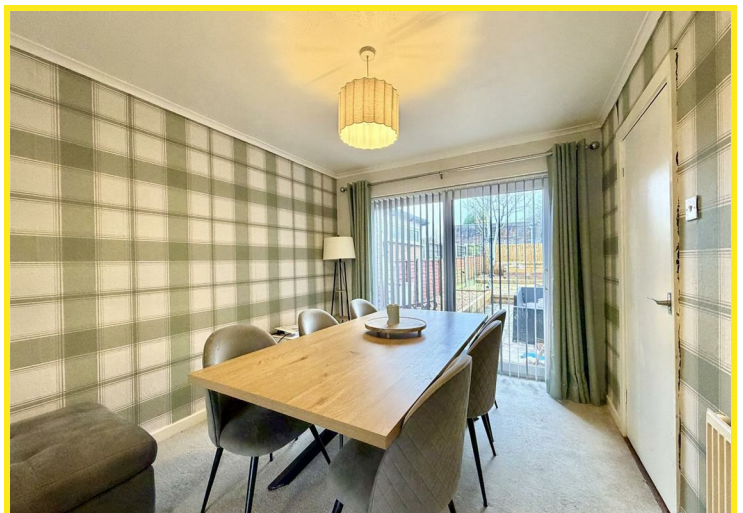
# 9 Flats Lane

Being sold with no onward chain is a four bedroom extended semi-detached house located within the popular village of Barwick in Elmet.

The accommodation comprises; entrance hall, lounge, dining area, kitchen, first floor landing, bedroom 1, bedroom 2, bedroom 3, bedroom 4, and bathroom/W.C.

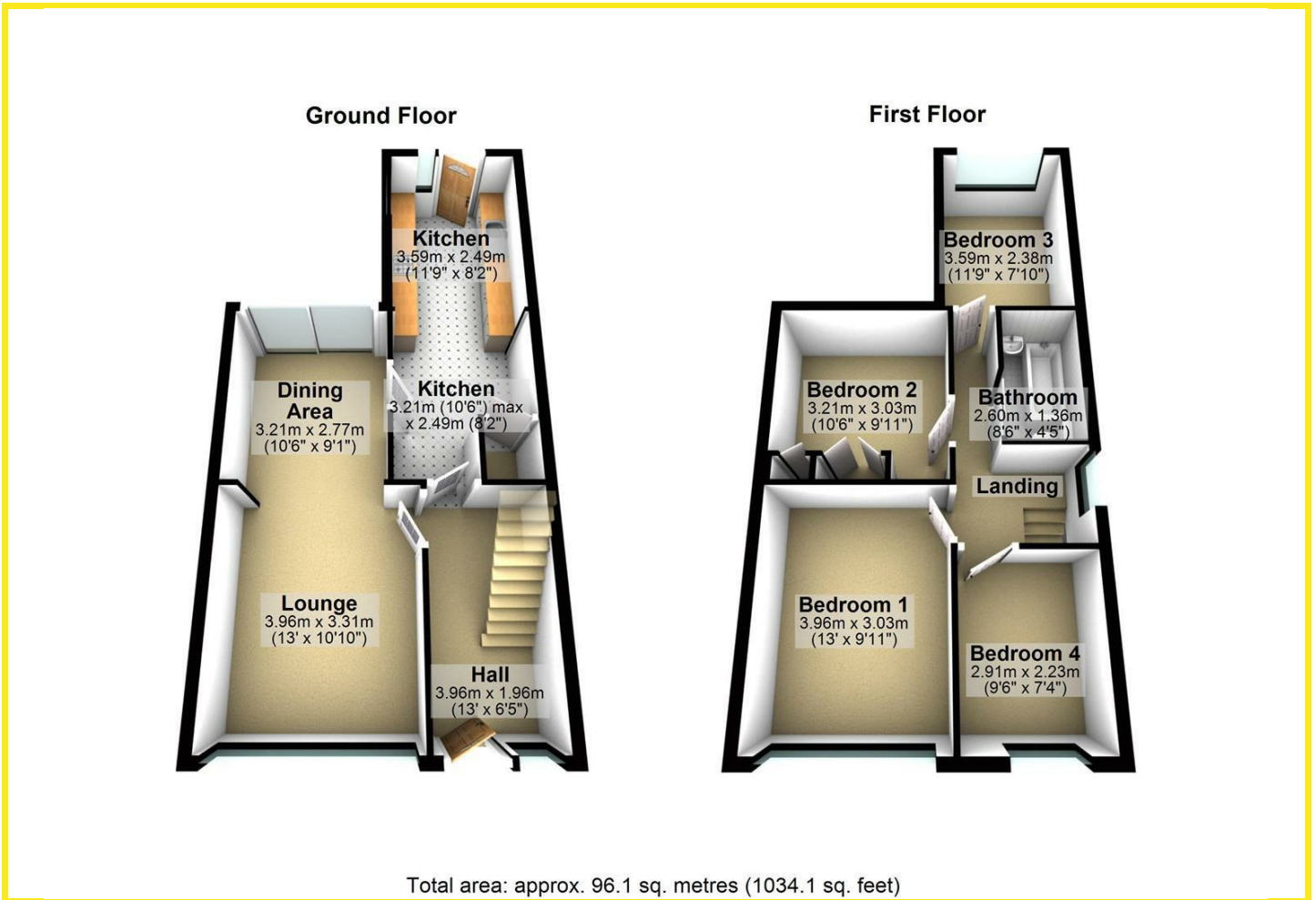
In addition the property has PVCu double glazed windows and entrance doors throughout, gas fired central heating with Worcester combination boiler installed in 2024 and last serviced July 2025, fitted kitchen with space for all appliances, access to the loft which is part boarded, and double wardrobe and storage cupboard to bedroom 2.

Externally, to the front of the property is a lawned garden. A driveway provides off road parking. A timber gate leads down the side of the property and in to the rear garden which is a low maintenance garden with access to a detached single garage with up and over door.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</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	

## Directions

On entering the village of Barwick in Elmet, take your first turning left onto Gascoigne Road. Follow this road until you reach the end, and turn right on to Flats Lane. Follow the road and the property can be found on the right hand side of the road.

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