Park Row

The proactive estate agent

# Leeds Road, Barwick In Elmet, Leeds, LS15 4JD

## Offers In Excess Of £230,000

2 1 1 D

**TERRACED COTTAGE**TWO BEDROOMS**THREE OUTBUILDINGS WITH SPACE FOR STORAGE**ENCLOSED REAR YARD**PERFECT FOR SMALL FAMILIES**IN SOUGHT AFTER AREA OF BARWICK IN ELMET**

VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!

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## INTRODUCTION

Nestled in the charming village of Barwick In Elmet, this delightful terraced cottage offers a perfect blend of character and modern living. With two well-proportioned bedrooms, this home is ideal for small families, couples, or those seeking a peaceful retreat. The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests.

One of the standout features of this property is the three outbuildings, which offer ample storage space, catering to all your organisational needs. Whether you require a workshop, garden shed, or simply extra storage, these outbuildings provide versatile options to suit your lifestyle.

The enclosed rear yard is a lovely addition, offering a private outdoor space where you can enjoy the fresh air, host barbecues, or simply unwind after a long day. This outdoor area is perfect for those who appreciate a bit of greenery without the maintenance of a larger garden.

Located on Leeds Road, this cottage is situated in a sought-after area, known for its community spirit and picturesque surroundings. Barwick In Elmet boasts a range of local amenities, including shops, schools, and parks, making it an ideal location for families and individuals alike.

In summary, this charming terraced cottage presents a wonderful opportunity to own a piece of Barwick In Elmet. With its two bedrooms, inviting reception room, and useful outbuildings, it is a property that combines comfort and practicality in a desirable location. Do not miss the chance to make this lovely cottage your new home.

## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Enter through a blue wooden door with a double glazed window within which leads into;

### HALLWAY

5'6" x 14'3" (1.68 x 4.35)

Stair access and internal doors which lead into;

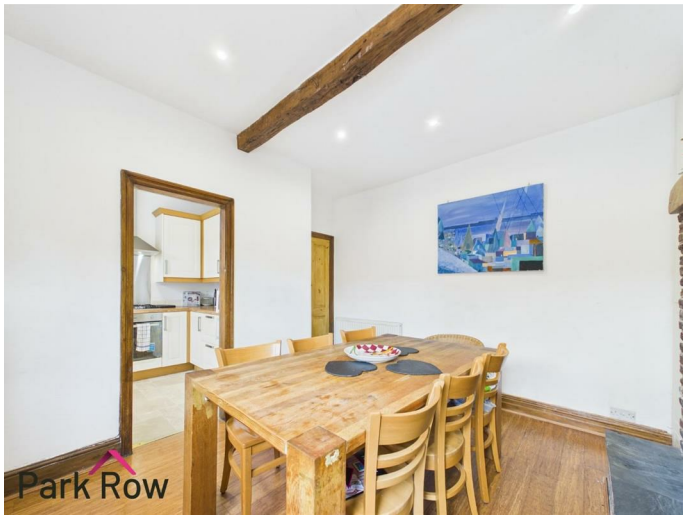
### LOUNGE

12'11" x 10'10" (3.96 x 3.31)

Double glazed window to the front elevation, central heating radiator and a fireplace.

## DINING ROOM
9'6" x 12'0" (2.92 x 3.66)

Double glazed window to the rear elevation, central heating radiator, two cupboards with space for storage, exposed brick fireplace, a door which leads into the rear porch and an internal door which leads into;




## KITCHEN
7'4" x 8'5" (2.25 x 2.58)

Double glazed window to the rear elevation, white base and wall units, wooden worktop, ceramic one and half drainer sink with a chrome tap over, four ring gas hob with built-in extractor fan over, space and plumbing for a free standing washing machine and space and electrics for a free standing fridge/freezer.

## REAR PORCH
4'4" x 3'1" (1.34 x 0.96)

Double glazed windows to both side elevations and a green wooden door which leads out to the rear yard.

## FIRST FLOOR ACCOMMODATION

## LANDING
4'0" x 3'1" (1.24 x 0.94)
Loft hatch access and internal doors which lead into;

## BEDROOM ONE
14'11" x 11'0" (4.55 x 3.36)

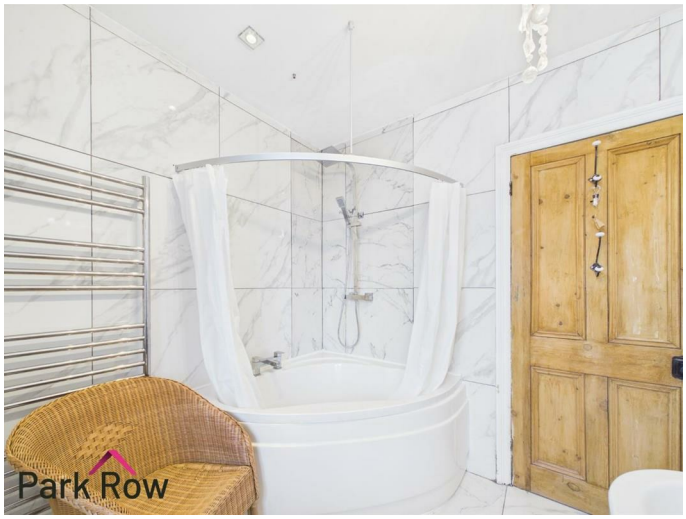
Double glazed windows to the front elevation, central heating radiator and a cupboard with space for storage.

## BEDROOM TWO
11'1" x 12'0" (3.39 x 3.66)

Double glazed window to the rear elevation, central heating radiator and a black fireplace.

## BATHROOM
7'4" x 7'9" (2.25 x 2.38)

Double glazed obscure window to the rear elevation, floor-to-ceiling tiles, wall hung rectangular hand wash basin with an integrated towel rail, back-to-wall w/c, heated chrome towel rack, cupboard with space for storage and a corner bath with a mains shower over.




## EXTERIOR

## FRONT

Metal gate, stairs with a metal hand rail which leads up to the front door, shrub perimeter to the right hand side, concreate tiled area with a decorative stone perimeter, rendered brick wall to the front and wooden fencing to the left and right hand sides.

## REAR

Access via the door in the rear porch, concrete tiled area with a decorative stone boarder and space for seating, wooden fencing to all three sides and a wooden gate which leads out to;

## OUTBUILDING ONE

8'1" x 7'5" (2.47 x 2.28)

Double glazed window to the side elevation with lighting and space for storage.

## OUTBUILDING TWO

3'1" x 5'5" (0.95 x 1.66)

Space for storage.

## OUTBUILDING THREE

3'1" x 5'5" (0.94 x 1.66)

Space for storage.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to

verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.
We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.
Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required.
To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

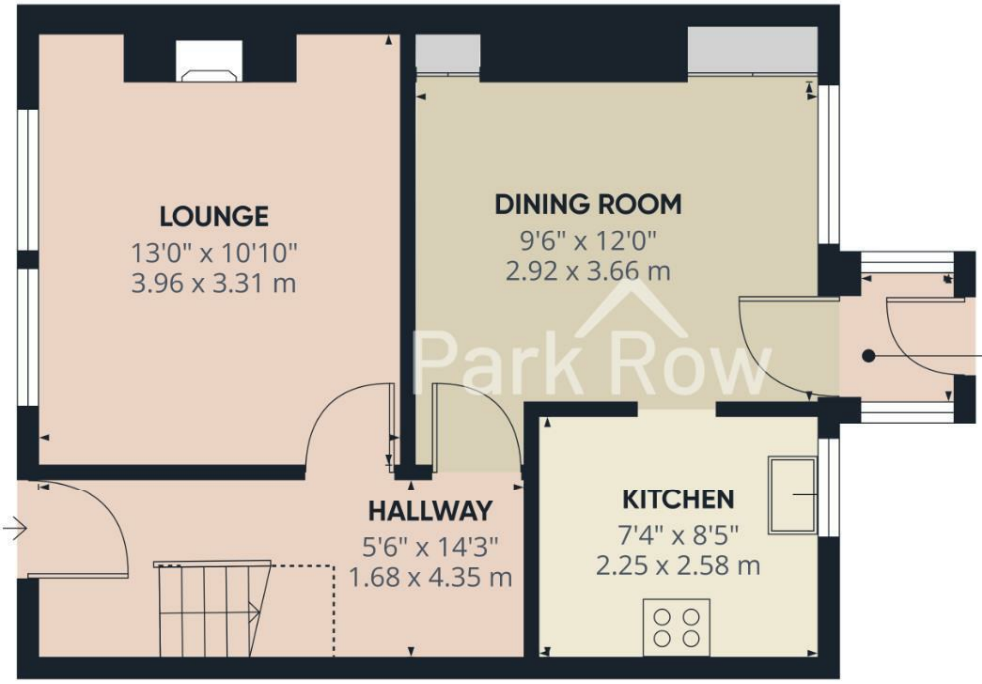
## TENURE AND COUNCIL TAX

Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: D

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## VIEWINGS

Strictly by appointment with the sole agents.
If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.




**Floor 0** Building 1

Park Row

**Approximate total area**(1)
426 ft²
39.5 m²

**Reduced headroom**
13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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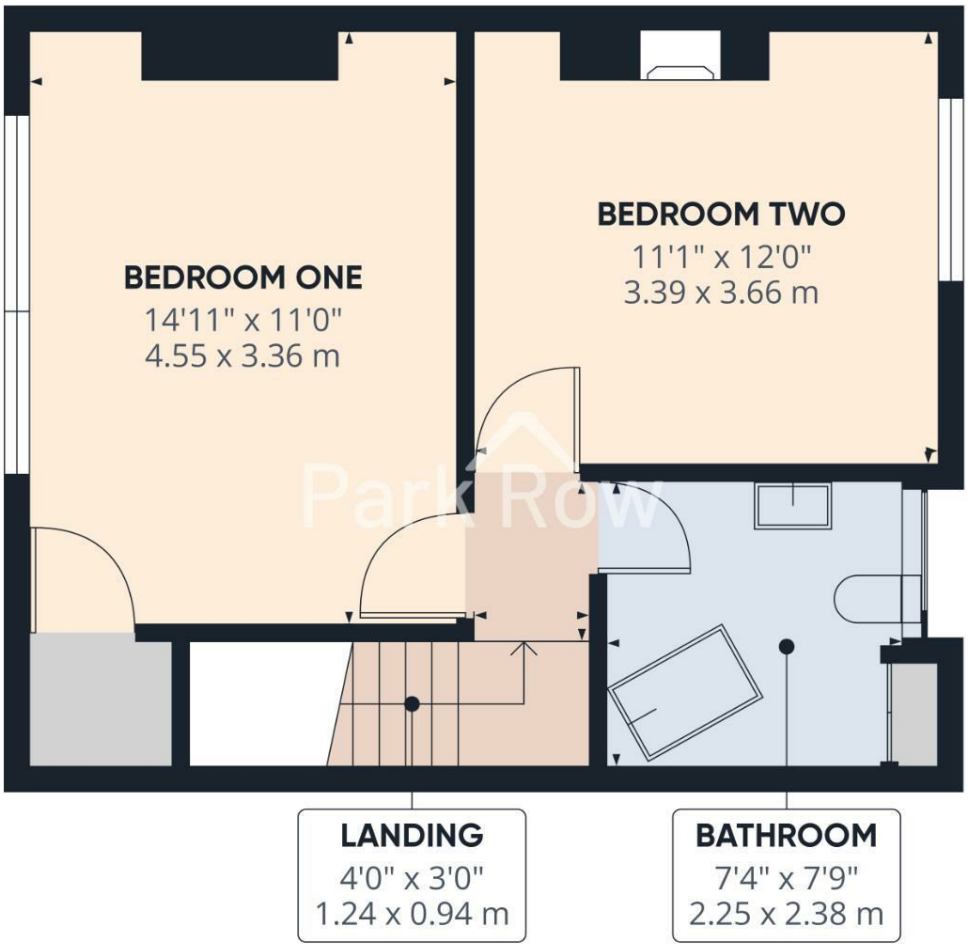


Floor 1 Building 1

Park Row

**Approximate total area**(1)

375 ft²

34.9 m²

(1) Excluding balconies and terraces

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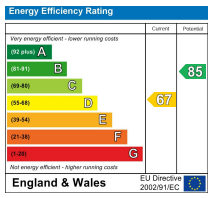


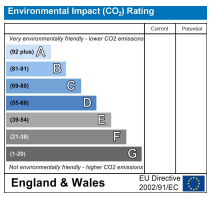


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