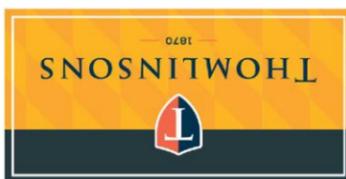


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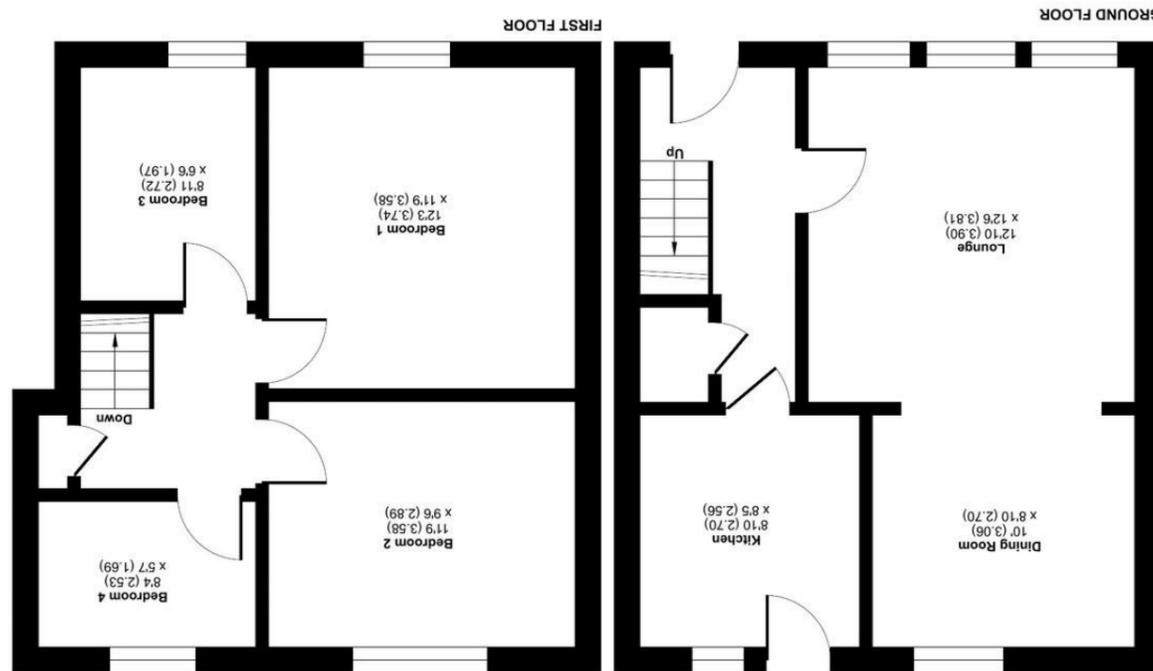
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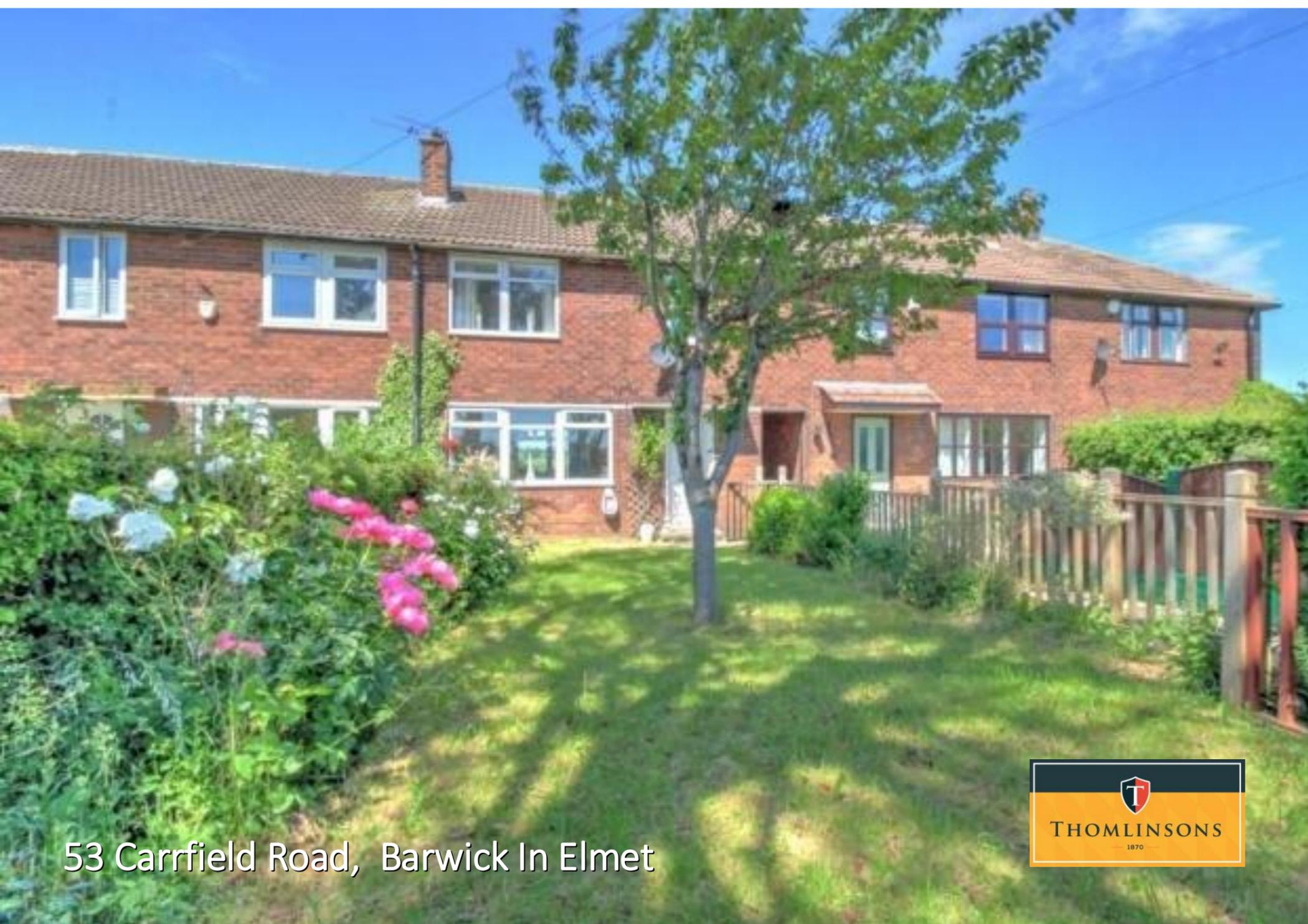
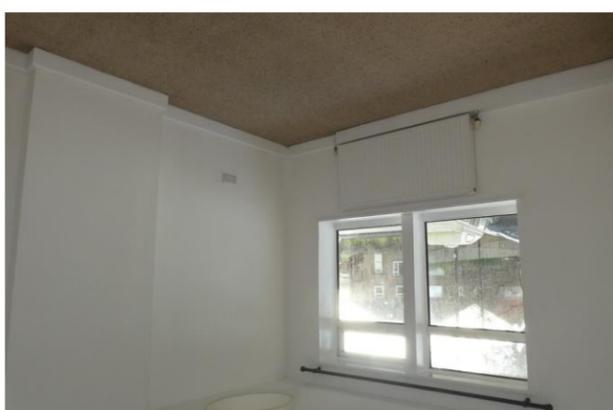


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Approximate Area = 852 sq ft / 79.1 sq m
For identification only - Not to scale



53 Carrfield Road, Barwick In Elmet



Guide Price £275,000

53 Carrfield Road, Barwick In Elmet, Leeds, LS15 4HZ

A modern three bedroom semi-detached property overlooking fields to the rear and located in a quiet cul-de-sac location. Accommodation as follows; Entrance hall, through lounge/dining area with wood burning stove, modern fitted kitchen with space for washing machine and fridge freezer. Three bedrooms and House Bathroom. Garden to front with on Street Parking, whilst to the rear lies an enclosed garden with outhouse and overlooking fields.

**THREE BEDROOMS | RURAL VIEWS TO REAR |
MODERN FITTED KITCHEN | CUL-DE-SAC LOCATION |
QUIET LOCATION /**

GROUND FLOOR

SITUATION AND DESCRIPTION

Barwick in Elmet is a popular and very convenient location situated to the East of Leeds. Offering many local attractions and amenities including Temple Newsam House, grounds & golf course. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre and the Springs at Thorpe Park which offers restaurants and a cinema. Restaurants, pubs and micro bars and overnight stay facilities can be found in Crossgates, Halton & Colton. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route. Crossgates offers a train station and good bus routes to the city and surrounding areas

ENTRANCE HALL

with laminate flooring

LOUNGE/DINING ROOM

with windows to front and wood burning stove inset fire surround and hearth, windows to rear overlooking rear garden and farmland

KITCHEN

newly fitted wall and floor mounted units with worktops over, integrated oven and hob with extractor over, space for fridge freezer and space for washing machine

FIRST FLOOR

stairs to first floor leads to; storage cupboard

BEDROOM ONE

with windows to front aspect

BEDROOM TWO

with windows to rear aspect and open fields



BEDROOM THREE

with window to front aspect

HOUSE BATHROOM

part tiled and having bath with shower over, shower and screen, washbasin, WC, window to rear

OUTSIDE

good sized lawned area to front with alleyway to side leading to rear access. to the rear lies a lawned garden area with small patio and views across open farmland.

