

Mike  
**Dobson**



**55 Carrfield Road**

Barwick In Elmet, Leeds, LS15 4HZ

**£285,000**

# 55 Carrfield Road

An excellent opportunity to purchase a three bedroom mid terraced house situated in the ever popular village of Barwick in Elmet, and within close proximity to all local amenities.

The accommodation briefly comprises entrance hall, lounge, kitchen/diner, utility area, first floor landing, bedroom one, bedroom two, bedroom three, and bathroom/W.C.

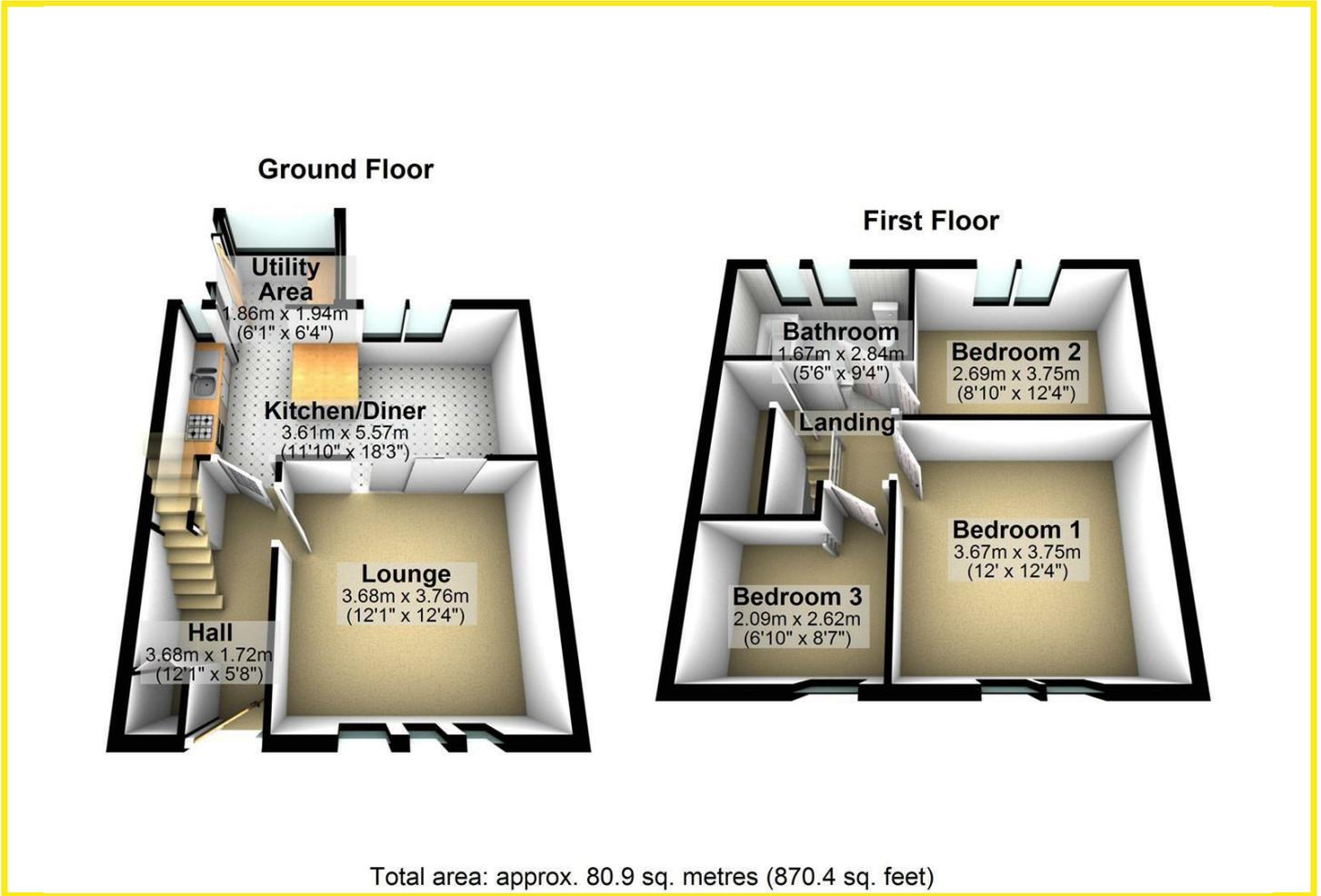
In addition the property has PVCu double glazed windows throughout with the majority of rooms having more than one window, composite front entrance door, gas fired central heating with combination boiler being serviced on an annual basis, open plan kitchen/diner with a fitted kitchen having space for cooker, space for fridge, utility area with space for freezer, plumbing for washing machine, and space for dryer, log burner to the lounge, large storage cupboard off the landing, access to the loft with pull down ladder, being fully boarded and having a light, and part tiled three piece white bathroom suite with shower over the bath.

Externally, to the front of the property is a lawned garden with a paved pathway leading to the front door. There is a double driveway which provides off road parking for two vehicles side by side. To the rear of the property is a fully enclosed lawned garden with two paved patio seating areas, all enjoying open views over the fields. There is the added benefit of having an outside water tap and timber shed.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	81
(39-54) E			
(21-38) F			
(1-20) G			
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, follow the road until you reach the junction. Once at the junction, turn left on to Leeds Road. Take your third turning right on to Carrfield Road and follow the road until you reach a further junction. Once at this junction the property is directly ahead, as indicated by our Agents for sale board.

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