



## Gascoigne Avenue, Barwick in Elmet, Leeds, LS15 4LW

- FOUR BEDROOM DETACHED PROPERTY
- OFF ROAD PARKING AND GARAGE
- FLEXIBLE ACCOMMODATION
- GROUND FLOOR BATHROOM
- POPULAR VILLAGE LOCATION
- EPC RATING - D / COUNCIL TAX - F

**Offers Over £450,000**





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## DESCRIPTION

Hunters Wetherby are proud to present to market this inviting, four bedroom detached property in the charming village of Barwick-in-Elmet. This lovely property offers a fantastic opportunity for a buyer to modernise and create their dream home.

On entry of the property, you are welcomed by a spacious, bright entrance hall which provides access to the ground floor accommodation.

The lounge is graciously proportioned and bathed in sunlight due to the large windows. This space is the perfect hub for the home, offering a wonderful place to host or relax with family in the evening.

Continuing through into the kitchen/diner, which is fitted with a range of wall and base units for ample storage as well as space for a washing machine, fridge/freezer and a dining table and chairs.

Adjacent to the kitchen is a smaller additional space which can be used as an office.

This property benefits from a separate dining room which provides access to the ground floor bathroom.

Also located on the ground floor, the third bedroom is a good size and boasts fitted wardrobes, a dressing table, and overhead storage cupboards.

Ascending the stairs, you arrive on the first floor where you are initially met with the second bedroom. This is another generously sized room which benefits from ample built-in storage.

The principal bedroom is generously proportioned and features a large array of fitted wardrobes, providing plenty of storage.

The house bathroom comprises a walk-in shower cubicle, a pedestal wash hand basin, and a low-level W/C.

Externally, the property benefits from a garage and a well-presented open-plan garden, beautifully bordered by a range of mature trees, shrubs, and bushes. To the front is a block-paved driveway and a manicured front garden, enhanced by more established planting.

Barwick-in-Elmet is located to the east of Leeds with local amenities including shops, Post Office, Public Houses and the historic Maypole. Local amenities include the shopping facilities of Garforth, The Springs retail and leisure complex, Sainsburys Retail Park in Colton and Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds City Centre.









For identification only - Not to scale

