Mike Dobson







40 Parlington Meadow

Barwick In Elmet, Leeds, LS15 4PB

£440,000

40 Parlington Meadow

Nestled in the charming Parlington Meadow of Barwick In Elmet, Leeds, this stunning four-bedroom detached house offers a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious lounge area which is light and bright with a feature fireplace. The stunning fitted kitchen features elegant granite worktops and fully integrated appliances, ideal for culinary enthusiasts. The ground floor also boasts a convenient downstairs WC for convenience.

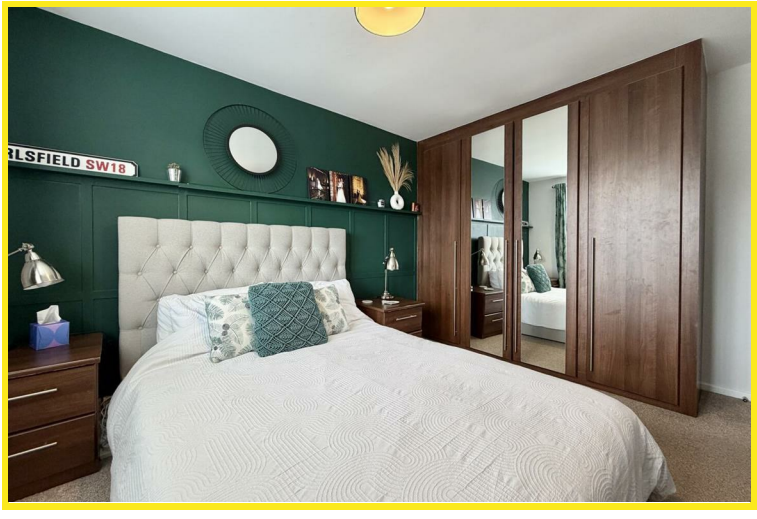
Adjacent to the kitchen, you will find a separate dining or family area, which opens through patio doors onto a delightful decked veranda, perfect for entertaining or enjoying a quiet evening outdoors. The property comprises of two double bedrooms and two single bedrooms, one of which is fitted with wardrobes. The family bathroom is well-appointed with a three-piece white suite, full-height tiling, and a separate double shower cubicle, ensuring both style and functionality.

The loft space is part-boarded and accessible via a pull-down ladder, providing extra storage options. Outside, the property features a large block-paved driveway that accommodates multiple vehicles, alongside a well-maintained lawn area. A single detached garage adds further convenience.

The rear garden is a true highlight, offering a lovely lawn, vibrant shrubs, and a patio area that steps up to the inviting decked veranda. This property is situated in the highly sought-after village of Barwick, known for its community spirit and picturesque surroundings. This home is perfect for families seeking a peaceful yet vibrant lifestyle.









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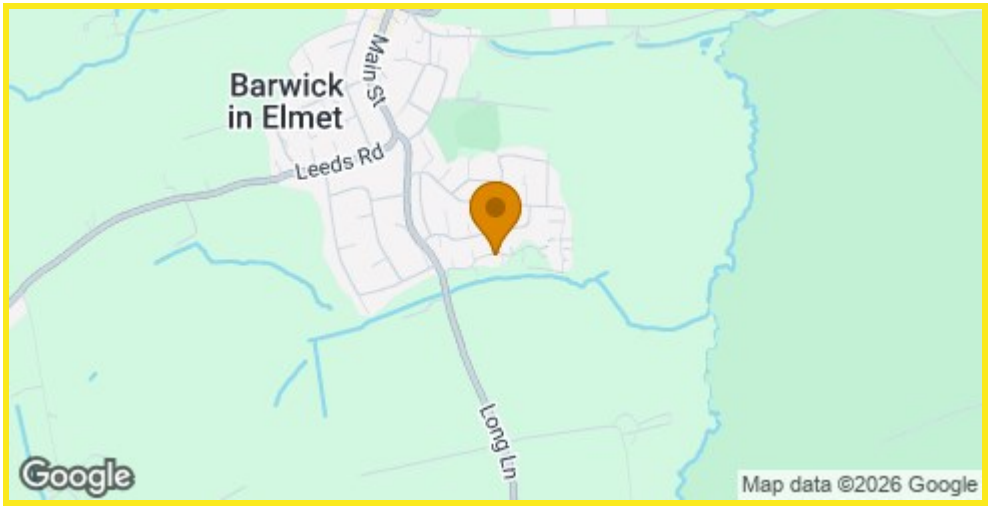




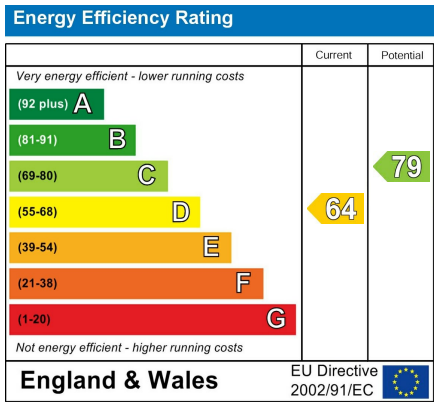
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From our Garforth office turn right onto Main Street and continue to the traffic lights. Go straight ahead along Barwick Road and on reaching the village of Barwick In Elmet take the first right onto Parlington Meadow.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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