

Carrfield Road | Barwick in Elmet | LS15 4HY £299,950

Three Bedroom Semi-Detached House | Council Tax Band B | EPC Rating C

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*** THREE BEDROOM SEMI-DETACHED * CHAIN FREE * NEW BOILER 2026 * VIEWS TO REAR ***

For sale is this three-bedroom semi-detached house in Barwick in Elmet, offering spacious accommodation with open countryside to the rear and a large garden.

The ground floor provides a bright front reception room with neutral décor, fireplace and broad front window, leading through to a rear dining/living area with French doors opening directly to the garden. The modern kitchen is fitted with cream units, contrasting worktops and space for appliances, and benefits from a new boiler installed in 2026 and recent redecoration.

Upstairs are three bedrooms, all with neutral finishes and good natural light, together with a contemporary family bathroom including a bath, separate 'walk-in' shower enclosure and a concealed cistern w.c, hand wash basin and vanity storage. The house presents as clean, freshly painted and ready for personal furnishing.

Externally, the property is a particular draw. To the rear is a long, mainly lawned garden backing onto open fields, providing attractive countryside views and a sense of privacy. There is hardstanding and outbuildings, along with a gravelled frontage offering practical off-road parking.

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, Sainsbury's Retail Park in Colton and easy access to the A1/M1 motorways. Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds city centre is a short drive away.

Viewing is highly recommended to truly appreciate the size of the accommodation on offer.

*** Call now to arrange your viewing ***





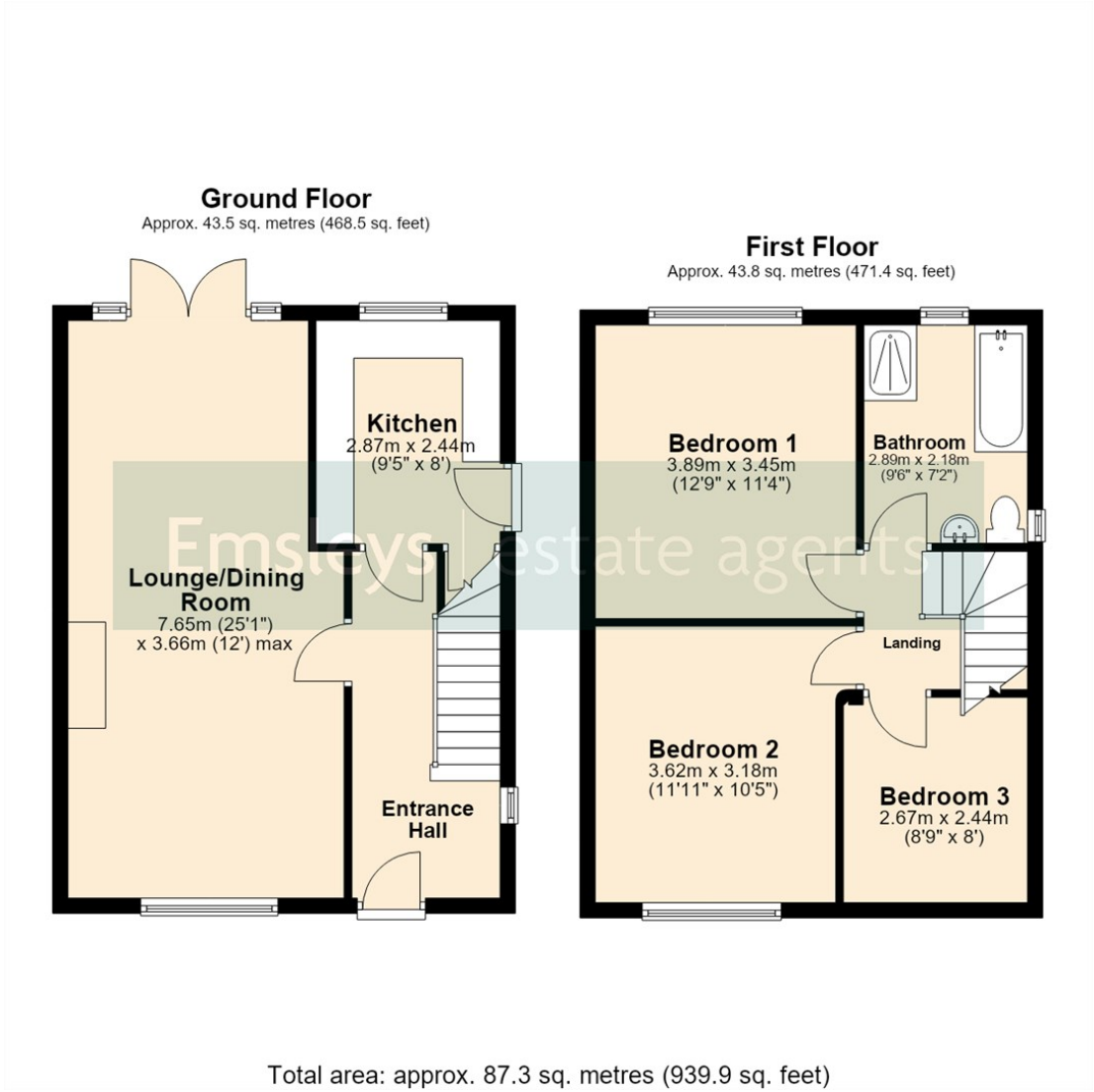












Total area: approx. 87.3 sq. metres (939.9 sq. feet)







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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