



## 16 MAIN STREET

LEEDS, LS15 4JQ

£1,100,000  
FREEHOLD

Situated at the heart of Barwick in Elmet, this is a central block of mixed use property which includes Gasgoine Farm Cottage, a three bedroom dwelling, 2 x Freehold 1 bedroom apartments, currently let producing circa £16,000 PA and a hot food take away premises which has been a village institute for many years. This block of property offers a fantastic income producing opportunity as well as further development scope.

MONROE

SELLERS OF THE FINEST HOMES



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- Mixed block of central Barwick In Elmet property
- Further development scope
- Two tenanted freehold block of 1 bedroom apartments
- Hot food take out service area, kitchen and cold store area.
- Three bedroom 18 century cottage
- Off Street Parking
- Excellent local Travel Links
- Yorkshire stone walls
- Original Features
- Oak Beams



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This property is not just one, but three in one. It includes a tastefully done-out detached three-bedroomed cottage, two flats with tenants, and a thriving pizza business, all conveniently located on a shared courtyard.

Boasting 3194 Sqft, this property offers endless possibilities for redevelopment or immediate use.

Step into the stunning Yorkshire stone cottage, where original features blend seamlessly with modern comforts. Two well-equipped reception rooms beckon, offering a cosy ambience accentuated by two log burners. The dining room, with its original oak beam ceiling, exudes charm, while the large Georgian built-in cupboard stands as a testament to the home's history. With three bedrooms and two bathrooms, this cottage is a blend of timeless elegance and contemporary convenience.

There is a shared courtyard outside for all three

properties.

Contact Monroe for additional information and to secure a viewing of this amazing opportunity.

### ENVIRONS

Highly sought-after Barwick in Elmet is an attractive village situated three miles from the A1 and within commuting distance of Leeds, York and Harrogate. It offers a selection of shops, schools and facilities with further amenities in the market town of Wetherby close by.

### REASONS TO BUY

- Business Opportunity
- Cottage, 2 Flats & Thriving Pizza Business
- All linked by a Courtyard
- Village Location
- Original Features Throughout
- Yorkshire Stone Property
- Full of Charm

### SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

### LOCAL AUTHORITY

Leeds City Council

## TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents on 01937 534755.

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### ADDITIONAL INFORMATION

**Local Authority** – Leeds City Council

**Council Tax** – Band D

**Viewings** – By Appointment Only

**Floor Area** – 3194.00 sq ft

**Tenure** – Freehold





Approx. Gross Internal Floor Area 3194 sq. ft / 296.72 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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