



32 LEEDS ROAD
LS15 4HX

£425,000
FREEHOLD

Charming 3-Bedroom Detached Home with Study in Idyllic Village Setting.

MONROE

SELLERS OF THE FINEST HOMES

32 LEEDS ROAD

- Detached • Scenic Countryside Views • Barwick Village • Spacious Driveway • Two Bathrooms • Garden



Monroe is offering a detached three or four-bedroom property in the charming village of Barwick-in-Elmet, covering an area of 1,250 square feet.

Upon entering, you are welcomed into a porch that leads to the entrance hallway. This family home features a fitted kitchen, a lounge/dining room, a study (which can also serve as a bedroom), and a bathroom.

Upstairs, you will find three well-appointed bedrooms, two of which include fitted wardrobes, as well as a bathroom and a separate toilet.

Externally, this spacious home offers a generous driveway and a rear garden with a patio, perfect for entertaining family and friends.

To arrange your viewing of this family home, confidently call Monroe.

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

- Detached Family Home
- Three/ four bedrooms
- Barwick Village
- Two Bathrooms
- Spacious Driveway
- Landscaped Gardens with Patio

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

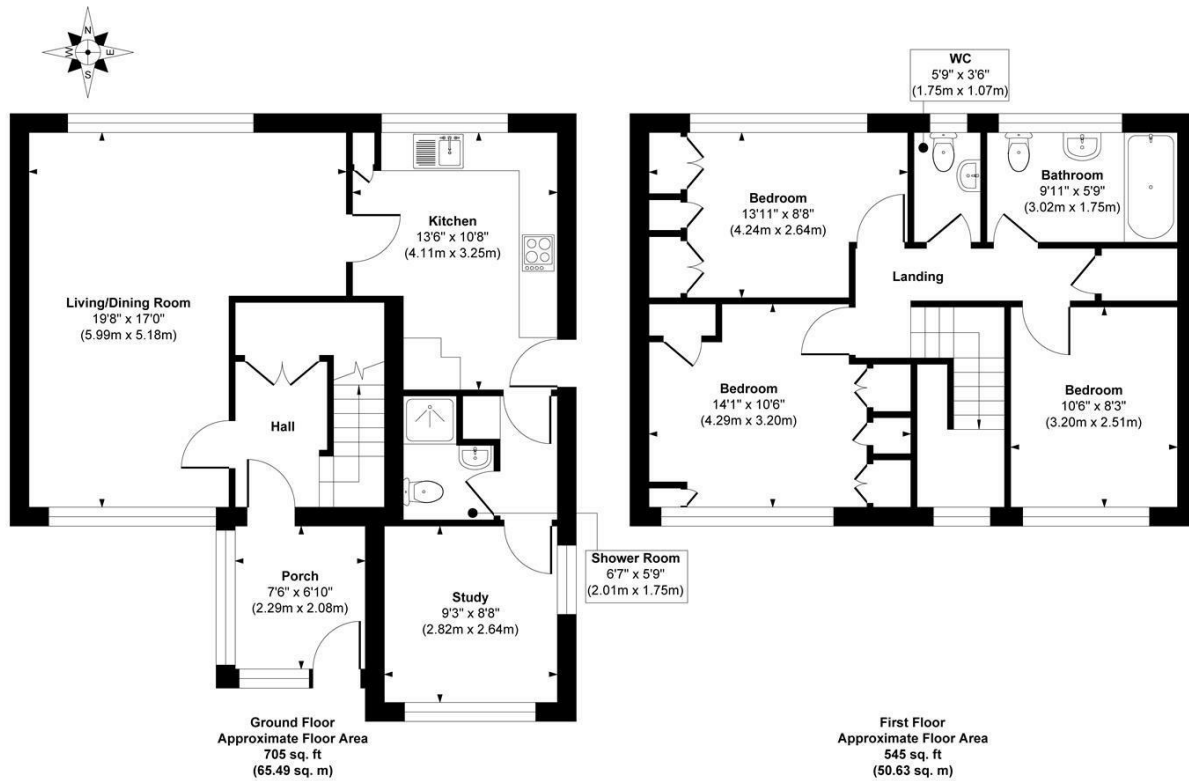
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

32 LEEDS ROAD





Approx. Gross Internal Floor Area 1250 sq. ft / 116.12 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		82
(81-91) B		
(69-80) C		
(55-68) D	63	
(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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