



MAIN STREET  
LEEDS, LS15 4JQ

£499,950  
FREEHOLD

Are you looking for a cottage with lots of character in an amazing village?

MONROE

SELLERS OF THE FINEST HOMES

## MAIN STREET

- Cottage
- Further development scope
- Heart of the village Location
- Three Bedrooms
- Three bedroom 18 century cottage
- Off Street Parking
- Excellent local Travel Links
- Yorkshire stone walls
- Original Features
- Oak Beams



Located in the heart of Barwick in Elmet, Gascoigne Farm Cottage is a charming three-bedroom home that showcases the beauty of this picturesque village. This stunning Yorkshire stone cottage features original elements that harmoniously blend with modern comforts.

Inside, you'll find two well-equipped reception rooms that create a cosy atmosphere, enhanced by two log burners. The dining room, adorned with an original oak beam ceiling, exudes charm, while a large Georgian built-in cupboard highlights the home's rich history.

With three bedrooms and two bathrooms, this cottage captures a perfect mix of timeless elegance and contemporary convenience. Additionally, there is the potential to transform the living space by opening up the kitchen area, creating a fantastic open-plan living, kitchen, and dining space.

There is a shared courtyard outside.

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

- Cottage Full of Character
- Original Features Throughout
- Yorkshire Stone Property
- Full of Charm
- Three Bedrooms

### 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

# MAIN STREET



