



6 GASCOIGNE AVENUE  
LEEDS, LS15 4LW

£465,000  
FREEHOLD

Are you in search of a spacious detached family residence located in the picturesque village of Barwick on a serene street?

MONROE

SELLERS OF THE FINEST HOMES

## 6 GASCOIGNE AVENUE

- Detached Family Home • Three Bedrooms • Open Plan Living • 1390 Sqft • Driveway • Home Office • Garden • Rural • Village Location • Access to Excellent Schools



Discover this immaculate, turn-key property nestled in the picturesque village of Barwick in Elmet. This charming detached three-bedroom family home radiates warmth and pride throughout. It boasts spacious living areas and a beautifully landscaped garden, along with a thoughtfully converted garden room.

As you step into the bright and airy entrance hallway, you'll be welcomed into a generous open-plan living, kitchen and dining area, which features a brand new Howdens kitchen. This custom-designed kitchen comes equipped with integrated appliances and sleek quartz countertops, including a Neff oven and microwave, an induction hob, and a Beko dishwasher, all complemented by bi folding doors leading out to the garden.

The downstairs area also offers a large formal living room, a utility room, and a conveniently located shower room.

Head upstairs to find three generously sized bedrooms and a beautifully appointed house bathroom, complete with both a bath and a separate shower.

Externally, this stunning home showcases a spacious paved driveway and a meticulously landscaped rear garden, featuring a delightful decking area that's perfect for family gatherings and entertaining guests.

Additionally, the converted garage includes a door and provides an ideal space for a gym or home office.

To arrange a viewing of this exceptional family home, don't hesitate to reach out to Monroe.

**\*\*ENVIRONS\*\***

Barwick in Elmet is a highly sought-after village located just three miles from the A1, making it conveniently accessible for commuters to Leeds, York, and Harrogate. The village offers a variety of shops, schools, and facilities, with further amenities available in the nearby market town of Wetherby.

**REASONS TO BUY**

- Detached Family Home
- Fabulous Howdens Kitchen
- Three Spacious Bedrooms
- Converted Garage
- Landscaped Gardens with Decking
- Village Location

**SERVICES**

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

**LOCAL AUTHORITY**

Leeds City Council

## TENURE

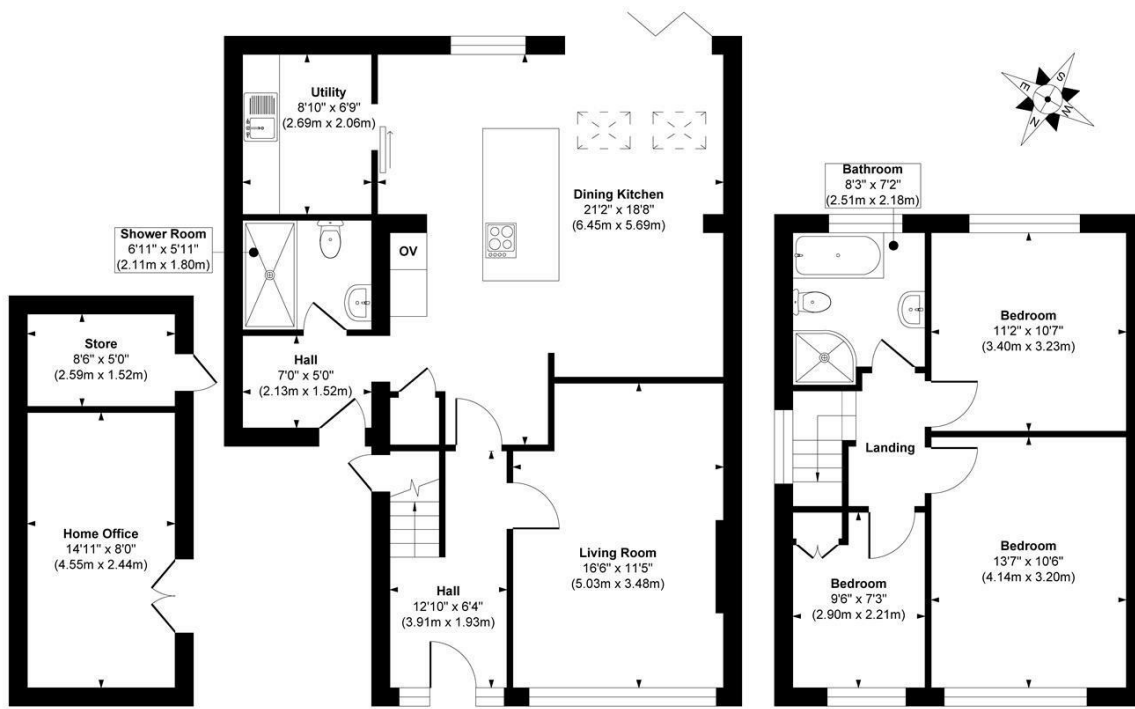
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

## VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

## 6 GASCOIGNE AVENUE





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Approx. Gross Internal Floor Area 1390 sq. ft / 129.13 sq. m (Including Outbuilding)**

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

Copyright © Show Home.

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

Boston Spa Sales

186, High Street Boston Spa

Wetherby

LS23 6BT

01937 534755

bostonspa@monroestateagents.com

www.monroestateagents.com

MONROE

SELLERS OF THE FINEST HOMES