



5 THE SYCAMORES

BARWICK IN ELMET, LS15 4LA

£465,000
FREEHOLD

Beautiful four-bedroom semi-detached family home with stunning countryside views and walks right on your doorstep, located in the sought-after village of Barwick in Elmet.

MONROE

SELLERS OF THE FINEST HOMES

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- Village Location • At the head Of The Cul De Sac • Semi Detached • Four Bedrooms • Two Bathrooms • Garden • Garage/ Office Space • Brand New Howdens Kitchen • Turn Key Ready • Excellent Access To Schools & Amenities



Monroe is excited to present this immaculate, turn-key property located in the charming village of Barwick in Elmet. This semi-detached four-bedroom family home radiates pride and warmth throughout, featuring spacious living areas and a beautifully landscaped garden, along with a garage.

The entrance hallway is bright and airy, leading into a spacious open-plan living kitchen and dining area that features a brand new Howdens kitchen. This custom kitchen includes integrated appliances and quartz countertops. The downstairs space also includes a large formal living room with French doors that open to the garden, as well as a convenient WC.

Upstairs, this home boasts four well-appointed bedrooms, highlighted by a generous principal suite complete with a modern ensuite shower. The additional three bedrooms are equally spacious and share a well-designed house bathroom, making this layout both functional and inviting.

Externally this charming home boasts beautifully landscaped gardens in both the front and rear, complemented by a delightful patio that provides the perfect setting for entertaining guests.

The garage features a door and serves as the perfect space for a gym or home office.

To arrange your viewing of this exceptional 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

- Semi-Detached Family Home
- Fabulous Howdens Kitchen
- Bespoke Kitchen with Integrated Appliances
- Gorgeous Principal Suite and Three Further Spacious Bedrooms
- En-suite and Family Bathroom
- Converted Garage
- Landscaped Gardens with Patio
- Village Location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

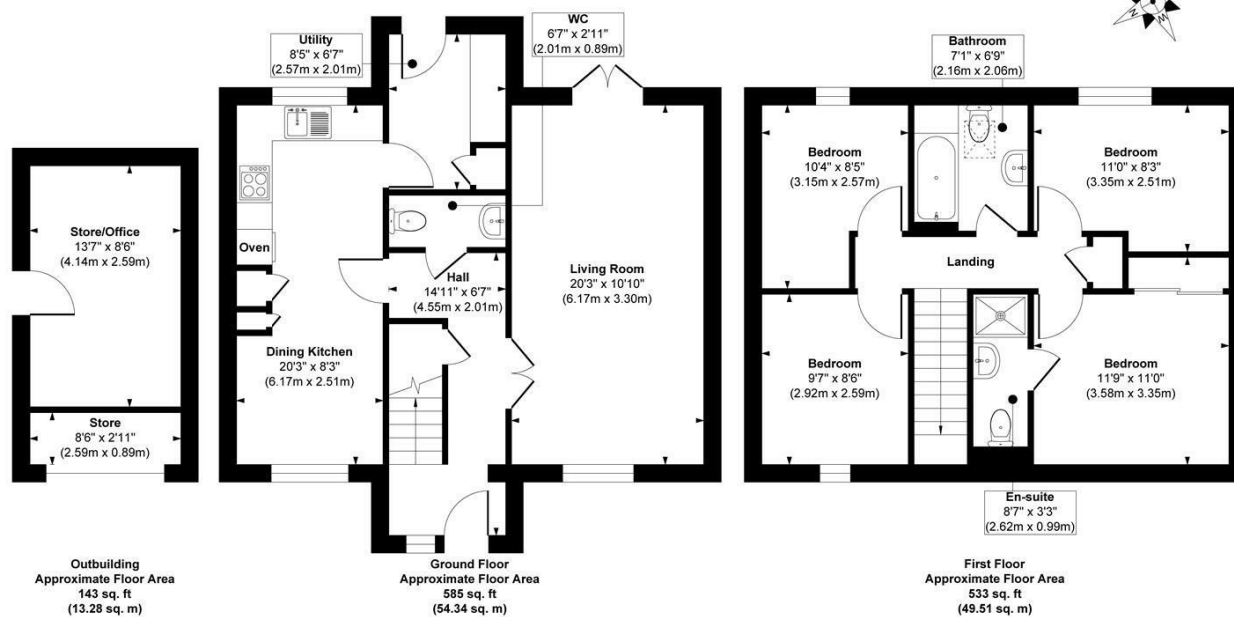
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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Approx. Gross Internal Floor Area 1261 sq. ft / 117.13 sq. m (Including Outbuilding)

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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