



2 CARRFIELD ROAD
LEEDS, LS15 4JB

£465,000
FREEHOLD

A spacious and bright family home, ready for you to create unforgettable memories. This is the opportunity you've been waiting for!

MONROE

SELLERS OF THE FINEST HOMES

2 CARRFIELD ROAD

- 1930's Semi Detached Family Home • Four Bedrooms • 1880 Sqft • Luxury Loft Conversion • Utility & Guest Toilet • Block Paved Driveway • Large Lawned Back Garden With Patio • Excellent Location • Fantastic Travel Links • Village Location



Monroe is thrilled to present this immaculate, turn-key property in the enchanting village of Barwick in Elmet. This semi-detached four-bedroom family home embodies warmth and pride, featuring spacious living areas and a beautifully landscaped garden, along with a garage. With an expansive 1,880 square feet, the luxury principal suite and ensuite beckon you to embrace a life of comfort and elegance.

The entrance hallway welcomes you with brightness and airiness, leading into a spacious open-plan living kitchen and dining area, complete with built-in appliances and a stunning kitchen island. Beautiful French doors invite you to the serene garden beyond.

The downstairs space features a striking modern formal living room, complemented by a convenient utility guest toilet and seamless access to the garage, creating a harmonious blend of style and practicality.

On the first floor, this home boasts two well-appointed double bedrooms decorated to a high standard and offering built-in wardrobes and a further single or office. The house bathroom is spacious and offers storage cupboards.

The principal suite on the second floor is a beautiful sanctuary, complete with a walk-in wardrobe and a stunning, luxurious fully tiled en suite shower room, offering a perfect retreat for relaxation and

rejuvenation.

Externally this spacious home invites you to enjoy a block-paved driveway that accommodates four cars and provides access to the single garage. At the rear, a large lawned garden and a newly added patio await, creating the perfect backdrop for memorable family gatherings.

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

ENVIRONS

Barwick in Elmet is a highly sought-after village located just three miles from the A1, making it a convenient spot for commuters travelling to Leeds, York, and Harrogate. The village features a variety of shops, schools, and amenities, with additional options available in the nearby market town of Wetherby. Residents can enjoy a primary school, local stores, a post office, pubs, a maypole, and a historic church. Thanks to the new East Leeds Orbital Route, travel time to 'The Springs' retail and leisure park has been reduced to under 10 minutes. Access to both Leeds and York via the A64 takes approximately 25 minutes.

REASONS TO BUY

- Semi-Detached Family Home
- Fabulous Open Plan Kitchen Living Diner

- Bespoke Kitchen with Integrated Appliances
- Gorgeous Principal Suite and Three Further Spacious Bedrooms
- En-suite and Family Bathroom
- Garage & Spacious Driveway
- 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

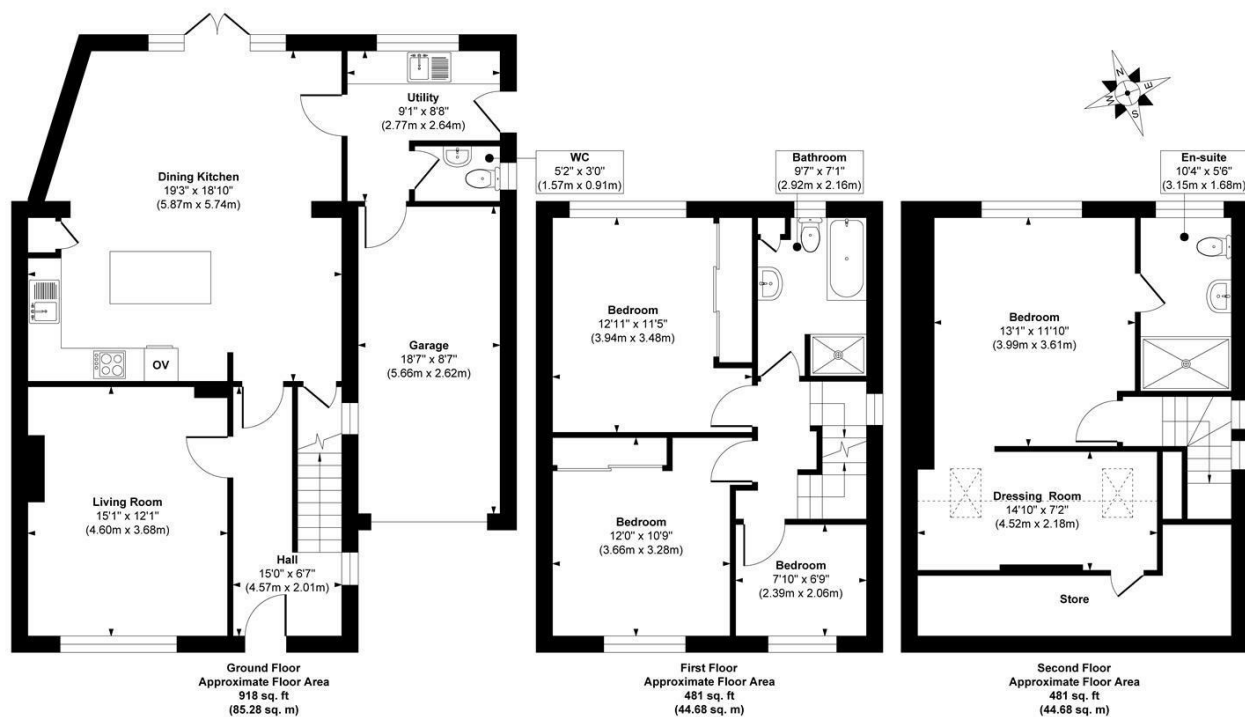
We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

2 CARRFIELD ROAD





Approx. Gross Internal Floor Area 1880 sq. ft / 174.64 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

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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