



28 ELMWOOD AVENUE  
LEEDS, LS15 4JT

£665,000  
FREEHOLD

Superb five-bedroom detached family home offering spectacular countryside views in the popular village of Barwick in Elmet.

MONROE

SELLERS OF THE FINEST HOMES

## 28 ELMWOOD AVENUE

- Large Detached Family Home • Five Bedrooms • Open Plan Living Kitchen Diner • Converted Loft Space • Large Landscaped Gardens with • Covered Hot tub and Bar Area • Outstanding Greenbelt Views • Integral Garage And Plenty Of Off-Street Parking



This detached five-bedroom family home is immaculately presented throughout and offers plenty of living space and a wonderful landscaped garden with incredible greenbelt views in the popular village of Barwick in Elmet.

The light and airy entrance hallway leads to a spacious open-plan living kitchen diner which boasts French doors out onto the garden and wonderful countryside views beyond. The bespoke kitchen includes a range cooker, integrated appliances and quartz worktops. Downstairs also offers a large formal living room with bifolding doors that open into the family/dining room. In addition there is access to the integral garage and downstairs bathroom.

Upstairs this home has five bedrooms including a spacious principal suite with Juliette balcony making the most of the wonderful views and an en-suite with a separate bath and shower. The other four bedrooms are all of a good size, include fitted wardrobes and share the house bathroom.

The loft has been converted into an office space, but could alternatively be used as a games room.

The property also benefits from gas central heating throughout, and is also alarmed with a CCTV system.

Externally, the landscaped garden has an Indian Stone

terrace, a covered hot tub, bar area and spectacular greenbelt views. To the front is a large resin drive providing plenty of off-street parking for three vehicles. There is also an E-V charger in situ.

To arrange your viewing of this wonderful family home, 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
- Fabulous open-plan living-dining area
- Bespoke kitchen with integrated appliances
- Gorgeous principal suite and four further spacious bedrooms
- En-suite and family bathroom
- Converted loft room
- Large landscaped gardens with terrace
- Spectacular greenbelt views

### 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.

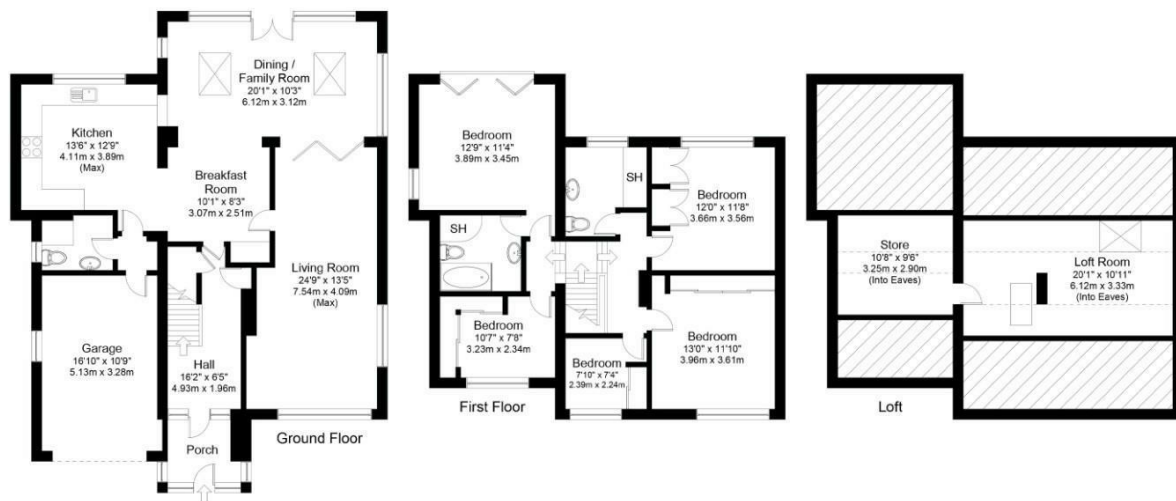
#### VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents on 01937 534755.

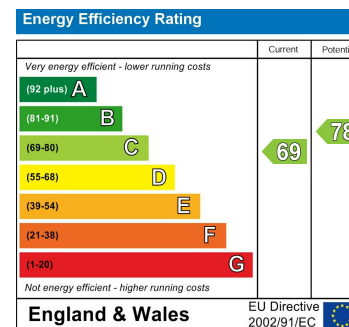
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Gross internal floor area including garage, excluding loft (approx.): 193.9 sq m (2,087 sq ft)  
 Loft Gross internal floor area including eaves (approx.): 31.5 sq m (339 sq ft)  
 Combined Gross internal floor area (approx.): 225.4 sq m (2,426 sq ft)  
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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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