



8 LEEDS ROAD
LEEDS, LS15 4JD

£265,000
FREEHOLD

Nestled in a friendly village community, this 2-bedroom cottage offers the perfect mix of comfort and convenience

MONROE

SELLERS OF THE FINEST HOMES

8 LEEDS ROAD

- Full of Charm & Character • Mid
- Terrace • Two
- Bedrooms • Courtyard • Outbuilding &
- Patio • Village Location • Excellent
- Schools • Amenities close by • Travel Links for
- Leeds



Monroe is thrilled to showcase this exceptional two-bedroom property in the picturesque village of Barwick in Elmet. Boasting a charming courtyard and a useful outbuilding, this home spans an impressive 994 Sqft.

On the ground floor, you'll find a well-designed kitchen complete with a dining area, alongside a separate living room featuring a stunning fireplace that adds character to the space.

Moving upstairs, the property reveals two beautifully appointed bedrooms and a spacious, modern shower room that meets all your needs.

Outside, the enticing courtyard is complemented by a practical outbuilding, perfect for storage.

Don't miss your chance to view this remarkable property —call Monroe today to arrange your viewing with confidence.

ENVIRONS

Barwick in Elmet is a highly sought-after village that is not only attractive but also perfectly located just three miles from the A1, making it an ideal commuting spot for Leeds, York, and Harrogate. The village features a variety of shops, schools, and essential facilities, with even more amenities available in nearby Wetherby. Monroe is thrilled to showcase this exceptional two-bedroom property in the picturesque village of Barwick

in Elmet. Boasting a charming courtyard and a useful outbuilding, this home spans an impressive 994 sqft.

REASONS TO BUY

- Mide Terraced
- Fabulous Kitchen
- Two Bedrooms
- Converted Garage
- Courtyard & Outbuilding
- Village Location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

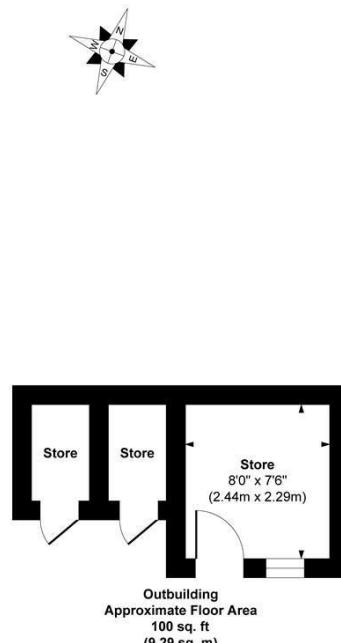
TENURE

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





Approx. Gross Internal Floor Area 994 sq. ft / 92.34 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		85
(81-91)	B		
(69-80)	C		
(55-68)	D		67
(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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