



58 PARLINGTON MEADOW
LEEDS, LS15 4PB

£599,999
FREEHOLD

Are you searching for a beautiful turn key home nestled in a picturesque village, complete with charming scenery and a welcoming community?

MONROE

SELLERS OF THE FINEST HOMES

58 PARLINGTON MEADOW

- Detached Family Home • Village Location • 1950 Sqft • Two Modern Bathrooms • Four Spacious Double Bedrooms • Solar Panels • EV Charger • Spacious Driveway • Double Garage • South Facing Private Garden



Monroe is thrilled to showcase this stunning, move-in-ready property located in the picturesque village of Barwick in Elmet, nestled on a peaceful cul-de-sac. Spanning 1,950 square feet, this detached four-bedroom family home exudes warmth and pride, featuring generous living spaces and a beautifully landscaped garden, along with a double garage for added convenience.

As you enter the bright and airy hallway, you will find a spacious open-plan kitchen and dining area, featuring French doors that lead directly to the garden. The home also includes a cosy formal living room with a fireplace, a study, and a guest WC for visitors.

The modern kitchen is a chef's dream, featuring integrated appliances, a double oven, an island with seating, and a Velux window that fills the space with light.

Upstairs, there are four double bedrooms, highlighted by a generous principal suite that comes with a contemporary En-Suite shower. The additional three bedrooms are equally spacious and share a thoughtfully designed family bathroom, making this layout both practical and inviting. Two of the bedrooms are equipped with fitted wardrobes for extra storage.

Outside, this charming residence offers a driveway leading to the double garage, which conveniently

includes an EV charger. The private rear garden features landscaped areas, a large patio that's perfect for entertaining, and an abundance of plants, shrubs, and flowers to enjoy.

Additional highlights of this home include solar panels, enhancing its energy efficiency.

To schedule a viewing of this exceptional family home, don't hesitate to get in touch with 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
- Quiet Cul De Sac
- Bespoke Kitchen with Integrated Appliances
- Gorgeous Principal Suite and Three Further Spacious Double Bedrooms
- En-suite and Family Bathroom
- Double 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

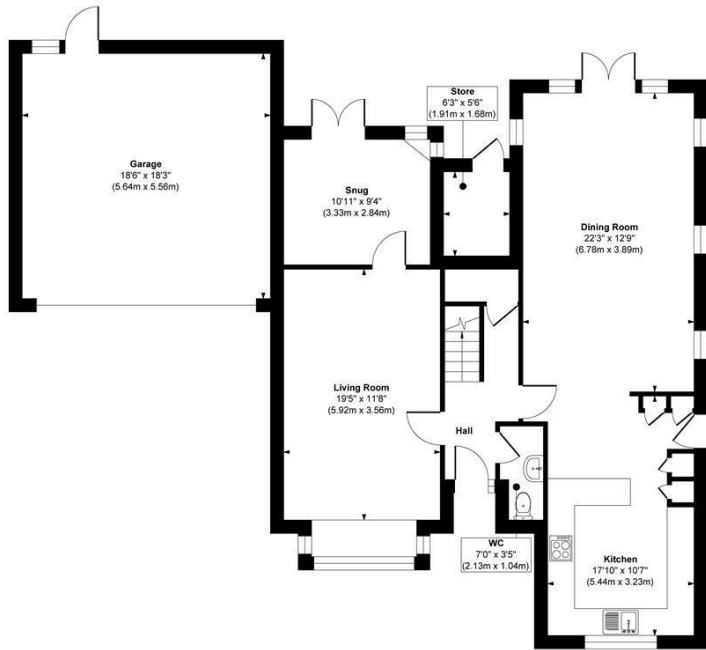
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

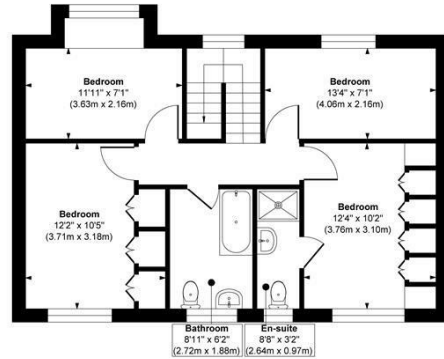
Strictly through the selling agent - Monroe Estate Agents

58 PARLINGTON MEADOW





Ground Floor
Approximate Floor Area
1343 sq. ft.
(124.76 sq. m)



First Floor
Approximate Floor Area
607 sq. ft.
(56.39 sq. m)

Approx. Gross Internal Floor Area 1950 sq. ft / 181.15 sq. m (Including Garage)

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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