



## 2 BARFIELD CRESCENT LEEDS, LS17 8RU

£535,000  
FREEHOLD

THE DEFINITION OF A MUST SEE!

This exciting property offers THREE DOUBLE BEDROOMS, two large reception spaces and a magnificent kitchen.

Fully refurbished and located in an OUTSTANDING Alwoodley school catchment location, this is a high quality home offered chain free, ready to move into immediately!

MONROE

SELLERS OF THE FINEST HOMES

## 2 BARFIELD CRESCENT

- Chain Free • Three Double Bedrooms • South
- West facing private garden • Super specification
- kitchen • Utility Room • Large drive • Dressing
- room to principal bedroom • 2 x En suite
- bedrooms • 2 x Reception rooms • Entrance hall
- with vaulted ceiling



This fantastic home has been modernised throughout and skilfully extended to create a well planned family home.

You arrive at the front of the white rendered property and it has a wonderful kerb appeal. Internally, a large entrance hallway with vaulted ceiling and fitted storage immediately impresses you on arrival due to the large floor to ceiling height and comforts with a convenient seating area.

The oak staircase features architectural glass panels and leads up to a guest bedroom which comes with fitted wardrobes and an en suite bathroom.

The extensive refurbishment program has included a dark navy kitchen, finished with a light coloured 20mm quartz worktop/breakfast bar and contemporary polished handles to boot. Packed with Caple appliances including a wine rack, double inset sink, mixer tap, fridge, freezer, induction hob, oven, extraction, microwave and pop up plus from the breakfast bar. The utility room features a sink in the quartz worktops and plumbing for white goods.

A 'double' living room with feature fire place is accessed through an archway taking you from the contemporary open kitchen space through two living spaces and out on to a private enclosed south west facing garden.

The house bathroom has been fully tiled and offers a spacious retreat ideal for use by guests or bedroom 3, which is a double capable of taking more fitted storage.

Finally, the principal bedroom, which is also on the ground floor benefits from a super walk in dressing room and stylish en suite bathroom.

Additional convenient specification features include:

- Appliances
- CCTV
- Security Alarm
- UpVC double glazing throughout
- Brand new Gas central heating system
- Blinds
- Light fittings
- Built in speakers in the ceilings

### ENVIRONS

This property is located on Barfield Crescent, just off of Wigton Lane, in the heart of the amenity rich Alwoodley. The highly sought after area of Alwoodley is a fantastic location for any family with easy access to David Lloyd, numerous top golf courses, GSAL, Allerton High School, several OFSTED outstanding primary schools, Eccup reservoir, The Lord Darcy pub and also great restaurants such as Amici's. Conveniently located within easy access to the extensive amenities of

Moortown Corner and Street Lane and the further facilities at the Moor Allerton complex including Sainsbury's and Argos and Homebase.

Leeds City Centre, Harrogate, York and Wetherby are also easily accessible via frequent public transport links. Strictly through the selling agent - Monroe Estate Agents.

#### REASONS TO BUY

- Excellent school catchment location
- Superb amenities close by
- Three DOUBLE bedrooms
- Private South West facing garden
- Thoroughly refurbished and modernised
- Large Kitchen Diner + Utility
- 2 x En suites and a house bathroom

#### SERVICES

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

CCTV and an alarm are also included.

#### LOCAL AUTHORITY

Leeds City Council

#### TENURE

We are advised that the property is freehold and that

vacant possession will be granted upon legal completion. CHAIN FREE.

#### VIEWING ARRANGEMENTS

## 2 BARFIELD CRESCENT





# 2 BARFIELD CRESCENT

## ADDITIONAL INFORMATION

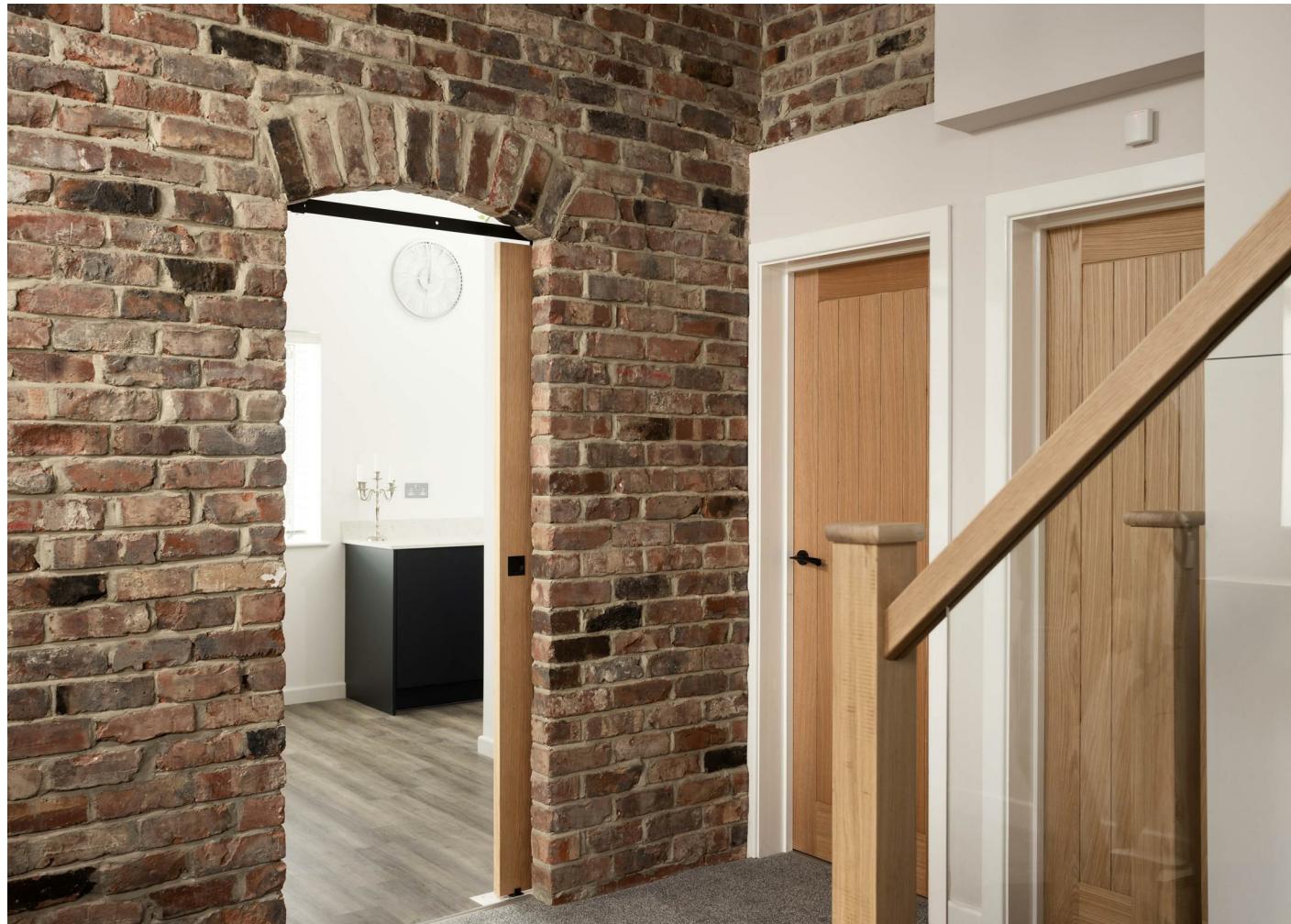
**Local Authority** – Leeds City Council

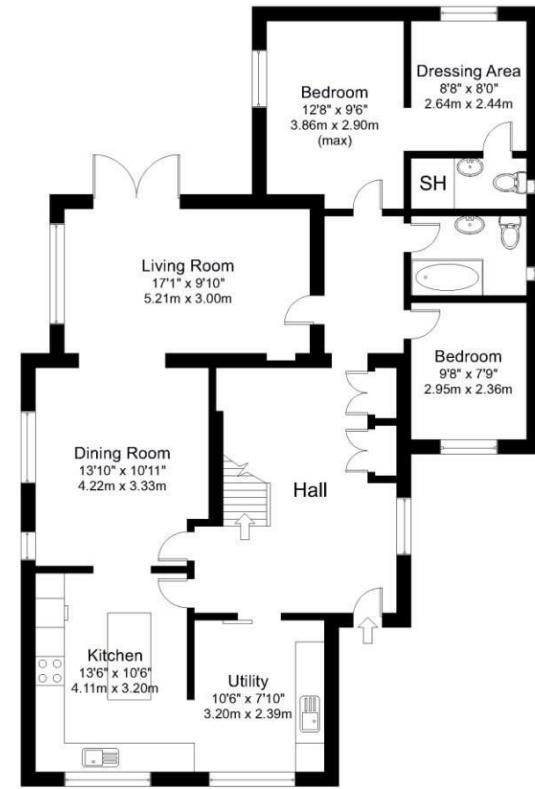
**Council Tax** – Band D

**Viewings** – By Appointment Only

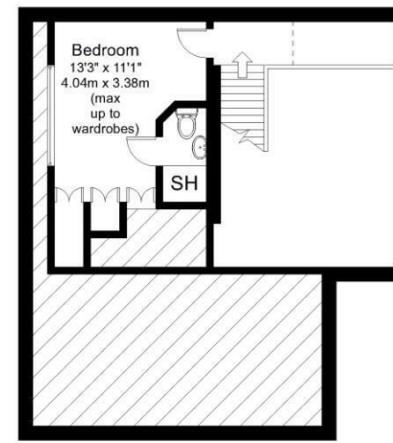
**Floor Area** – 1474.00 sq ft

**Tenure** – Freehold



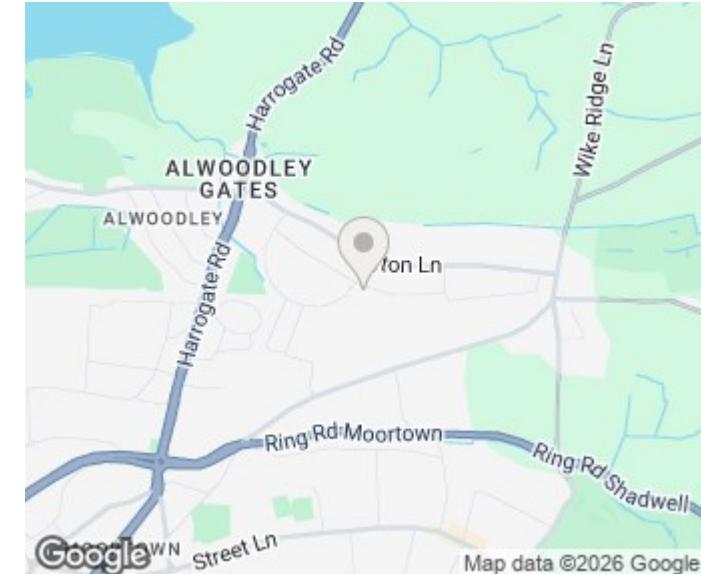


Ground Floor



First Floor

Gross internal floor area including eaves (approx.): 136.9 sq m (1,474 sq ft)  
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	
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

Land & New Homes  
1-3 The Avenue  
Alwoodley  
Leeds  
West Yorkshire  
LS17 7BD

0113 350 1444  
landandnewhomes@monroeestateagents.cc  
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES