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**LINLEY &  
SIMPSON**



**LEEDS ROAD, BARWICK IN ELMET, LEEDS, LS15 4JE**

Offered to the market with no onward chain, this spacious three bedroom family home boasts a quiet country side location complimented by large gardens, driveway and garage.

**Asking Price £259,950**



[www.linleyandsimpson.co.uk](http://www.linleyandsimpson.co.uk)

Offered to the market with no onward chain, this spacious three bedroom family home boasts a quiet country side location complimented by large gardens, driveway and garage.

Internally, a porch leads to the garage, rear garden and into the entrance hall. There is a downstairs WC, storage and staircase leading to first floor landing with large windows providing plenty of natural light and a door to the living accommodation. The first floor comprises three bedrooms and a house bathroom.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Perfect for shoes and cloaks with doors to rear garden, garage and entrance hall.

### **ENTRANCE HALL**

Two large double glazed windows and under stairs cupboard.

### **WC/CLOAKROOM**

Double glazed window to rear, low level WC, hand wash basin, part tiled walls and central heating radiator.

### **LOUNGE/DINING ROOM 13'5" x 23'5" (4.10 x 7.14)**

Double glazed windows to front and rear, tiled inset and hearth with living flame effect gas fire, coving to ceiling, double glazed French doors and central heating radiator.

### **KITCHEN 11'10" x 7'4" (3.60 x 2.24)**

Fitted wall and base units with work surfaces over, built in electric oven and gas hob with extractor hood over, space for washing machine, space for dishwasher, tiled splashbacks, combination boiler and two double glazed windows to front.

## **FIRST FLOOR**

### **LANDING**

Double glazed window to side and doors leading to first floor rooms.

### **BEDROOM ONE 12'1" x 11'6" (3.68 x 3.50)**

Double glazed window to rear, fitted wardrobes and central heating radiator.

### **BEDROOM TWO 11'11" x 11'5" (3.68 x 3.48)**

Double glazed window to front, fitted wardrobes and central heating radiator.

### **BEDROOM THREE 8'1" x 6'9" (2.46 x 2.06)**

Double glazed window to rear and central heating radiator.

## **BATHROOM**

White three piece suite comprising panelled bath with shower over, hand wash basin, low level WC, tiled walls, extractor fan, central heating radiator and double glazed windows to side and rear.

## **OUTSIDE**

### **FRONT GARDEN**

Mainly gravelled with hedged borders offering plenty of privacy, and off street parking.

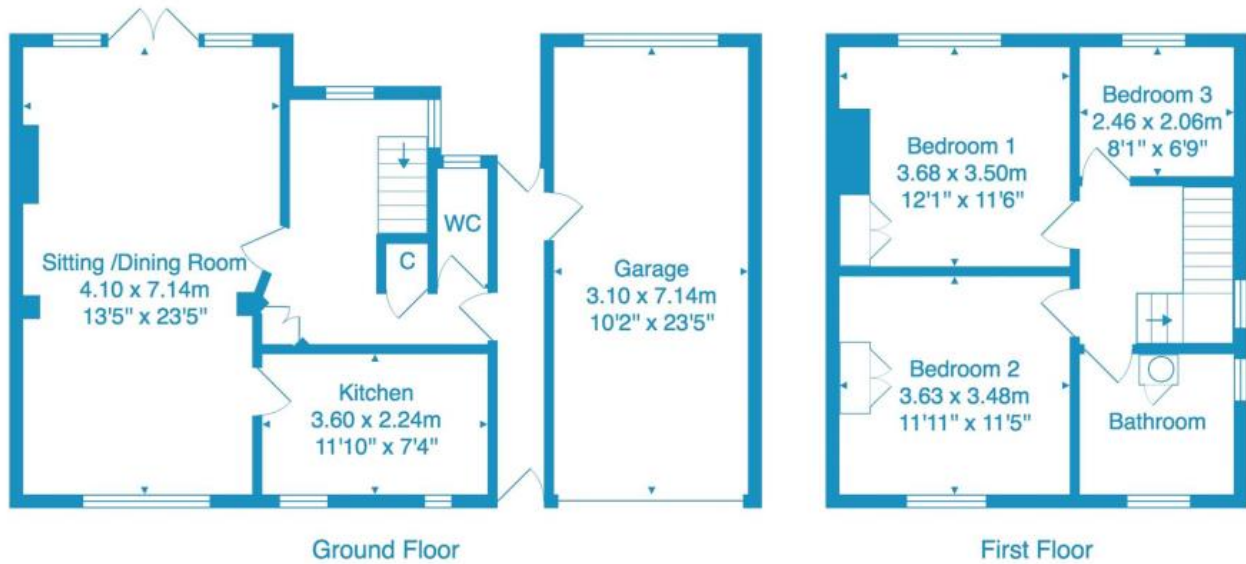
### **REAR GARDEN**

Laid mainly to lawn with planted borders and hedged boundaries. South facing and enjoying a sunny aspect with a great deal of privacy, ideal for summer BBQ's.

## **GARAGE**

Integral garage with up and over door, lighting and power points. Double glazed window to rear and offers utility area with worktops, hot low water taps with space and plumbing for washing machine, tumble dryer and dishwasher.





All measurements are approximate and for display purposes only.  
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Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>				(92-100) <b>A</b>			
(81-91) <b>B</b>				(81-91) <b>B</b>			
(69-80) <b>C</b>				(69-80) <b>C</b>			
(55-68) <b>D</b>		62	63	(55-68) <b>D</b>	55	56	
(39-54) <b>E</b>				(39-54) <b>E</b>			
(21-38) <b>F</b>				(21-38) <b>F</b>			
(1-20) <b>G</b>				(1-20) <b>G</b>			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

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