



**Maypole Mews, Barwick In Elmet Leeds LS15 4PE**

**welcome to**

**Maypole Mews, Barwick In Elmet Leeds**

FORMALLY a THREE BEDROOM HOME, this IMPRESSIVE detached is on the open market at a Guide Price of £375,000 and is for sale with NO CHAIN!  
Having accommodation set over THREE FLOORS, this SPACIOUS residence offers TWO RECEPTION ROOMS, off street parking and a GARAGE!



### **Kitchen**

Having the entrance door to the front and a double glazed window also to the front, and fitted with a range of both wall and base units with work surfaces over. Includes an electric oven with an electric hob, tiling to the splash areas and a cooker hood unit over. Also includes two gas central heating radiators, and a useful under stair storage cupboard.

### **Dining Room**

Featuring French doors leading through the the conservatory, stairs to the first floor landing, and a gas central heating radiator.

### **Conservatory**

Of UPVC construction with a stone built base, and including power and lighting.

### **Lounge**

Having a double glazed window to the front aspect, and French doors leading out to the rear, gas central heating radiator and a feature fire place.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the front aspect.

### **Bedroom Two**

With two double glazed windows to the rear, and two gas central heating radiators.

### **Shower Room**

Equipped with a corner shower cubicle, a wash hand basin set within a vanity storage unit and mirror above, and a low level flush w.c. Also includes a heated towel rail. tiling, and a double glazed window.

### **Second Floor**

With stairs continuing from the first floor and giving access to the attic bedroom and en-suite.

### **Bedroom One**

Having two skylight windows, ceiling spotlights, a gas central heating radiator and a door to the en-suite W.C.

### **En-Suite W.C**

Fitted with a low level flush w.c, wash hand basin, gas central heating radiator, storage cupboard and a skylight window.

### **Exterior**

Externally the property has a driveway and a single detached garage to the front aspect, while to the rear is an enclosed garden space with a patio seating area, lawn, and some mature plants and shrubbery.



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## Maypole Mews, Barwick In Elmet Leeds

- Guide Price £375,000
- Two Bedroom Detached Family Home
- Accommodation Over Three Floors
- Two Reception Rooms
- Owned Solar Panels

Tenure: Freehold EPC Rating: Awaiting  
Council Tax Band: E

guide price

**£375,000**



Total floor area: 112.3 m<sup>2</sup> (1,208 sq ft) approx.  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor area (including any external floor area), openings and construction are approximate. No details are guaranteed. This report is issued solely for your personal use and may not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspections. Powered by [www.propertybox.co.uk](http://www.propertybox.co.uk)

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Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT111796 - 0005

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