

Mike
Dobson



11 Leeds Road

Barwick In Elmet, Leeds, LS15 4JE

£700,000

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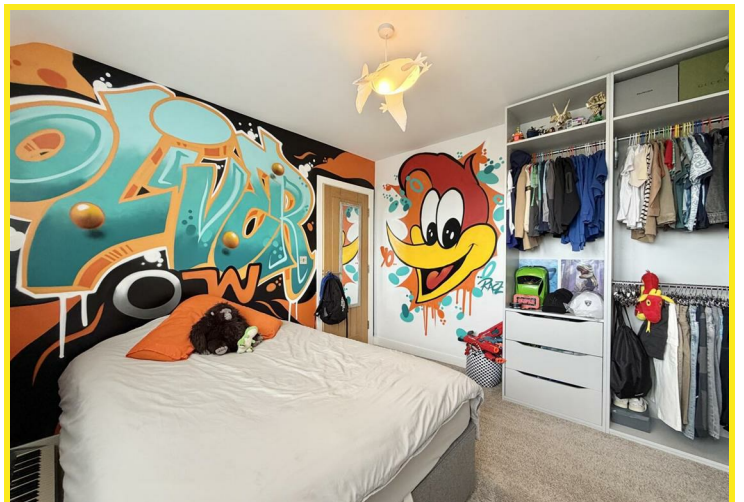
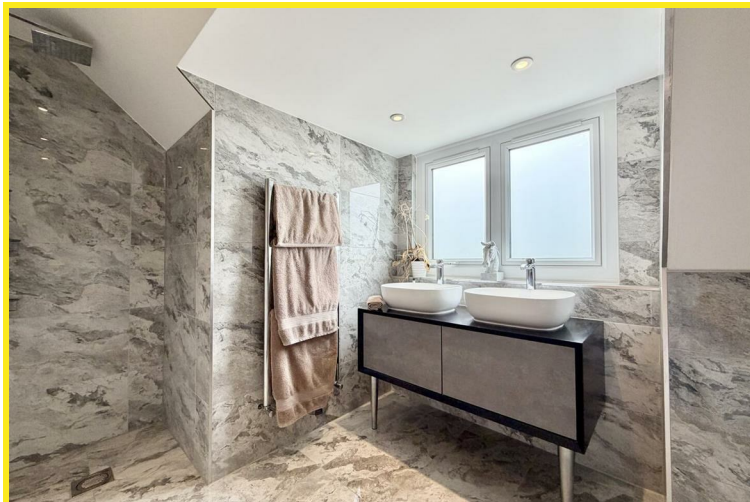
Nestled on Leeds Road in the charming village of Barwick In Elmet, this superior extended semi-detached house offers an exceptional living experience. With four generously sized double bedrooms and three well-appointed bathrooms.

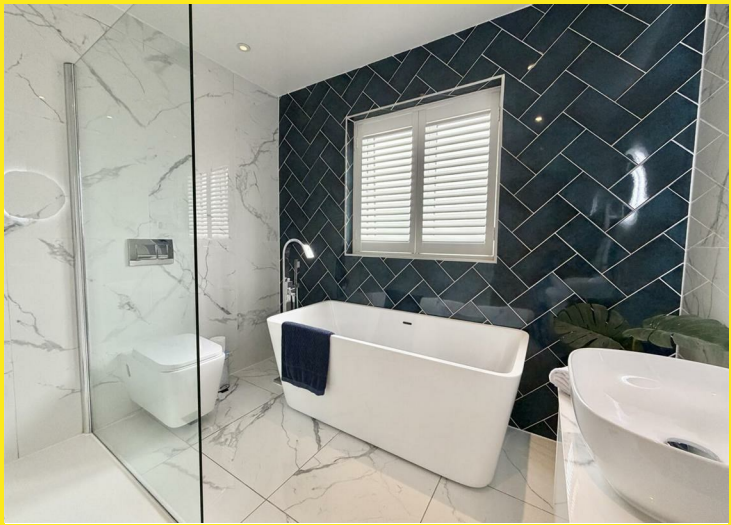
As you enter, you are greeted by a large and impressive hallway that sets the tone for the high specification found throughout the home. The lounge/cinema room, provides a perfect space for relaxation and entertainment. The heart of the home is undoubtedly the extended open-plan kitchen and dining area, featuring integrated appliances and stunning granite worktops. Full sliding doors with electric blinds seamlessly connect the indoor space to the larger than average rear garden, creating an ideal setting for gatherings and outdoor enjoyment. A separate utility room with direct access to the garden and a convenient downstairs WC add to the practicality of this home.

The garage has been thoughtfully converted into a gym, offering a private space for fitness enthusiasts. The first floor boasts a magnificent master bedroom with a vaulted ceiling, a dressing area, and a spacious ensuite that features full-height tiling, double sinks, and a luxurious walk-in shower. Two additional double bedrooms on this level are complemented by a beautifully designed house bathroom, complete with a freestanding bath, sink console, and a walk-in shower adorned with full-height marble tiling.

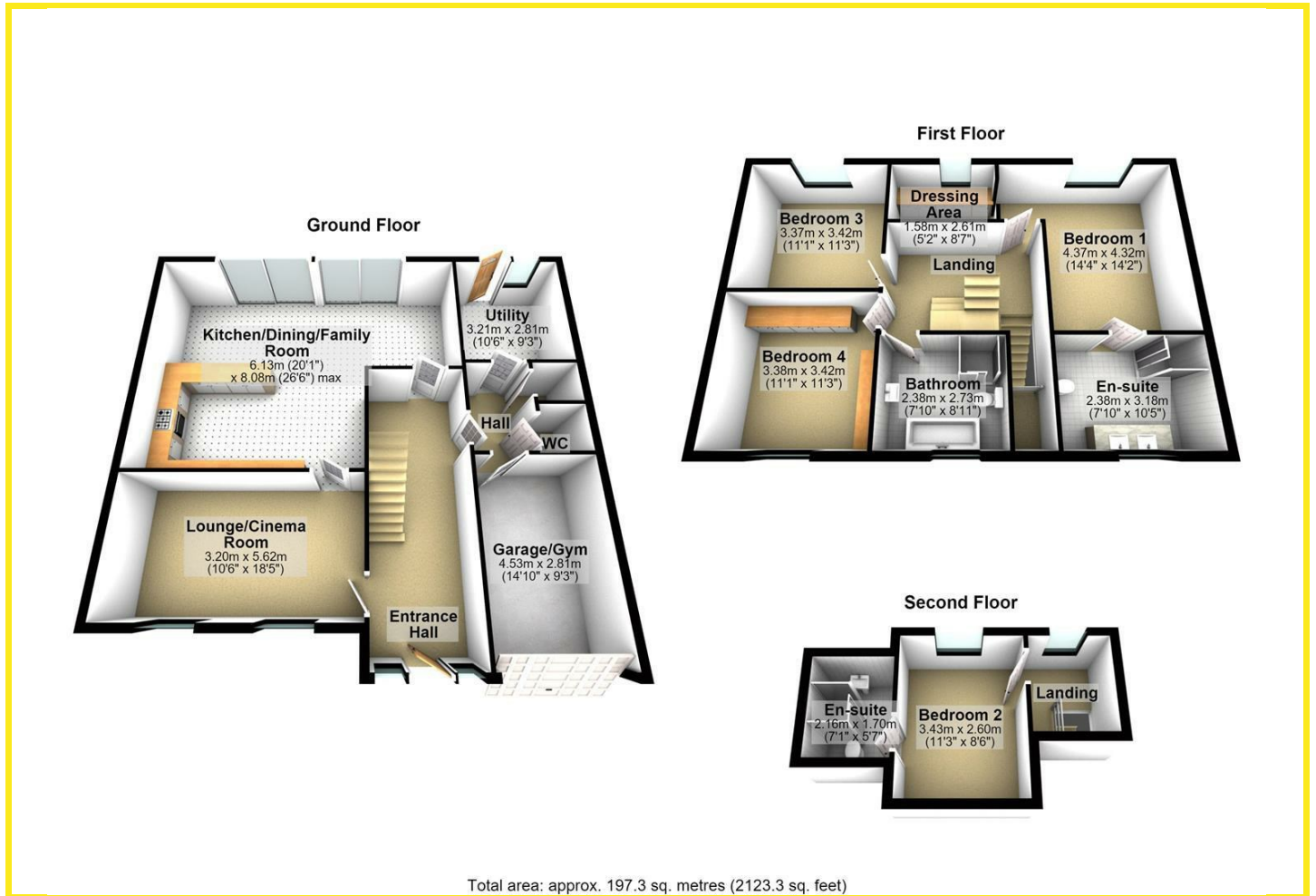
The second floor houses another bright double bedroom with its own ensuite shower room, ensuring ample accommodation for family or guests. Outside, the property boasts a larger than average rear garden, complete with an expansive patio area and lush lawn, perfect for outdoor activities. The front of the house features a private resin driveway, enhanced by electric solid security gates, CCTV, and cameras for added peace of mind.

This stunning property combines modern living with elegant design, making it a truly desirable home in a sought-after location.

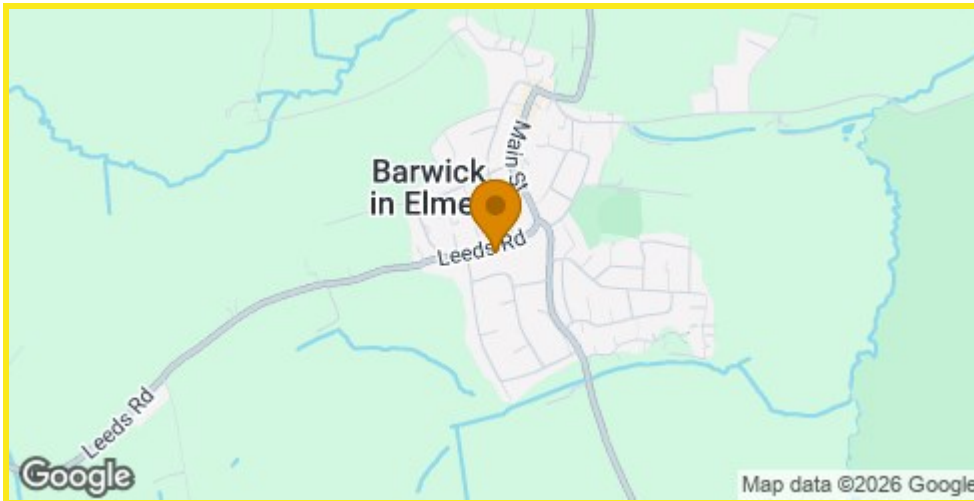




Floor Plan



Area Map



Energy Efficiency Graph

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	

Directions

Upon entering the village of Barwick from the direction of Garforth, at the T junction, turn left onto Leeds Road and you will find the property on the left hand side.

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