



**Barwick Road, Leeds LS15 8SP**

**welcome to**

**Barwick Road, Leeds**

READY to move in to, this DOUBLE FRONTED semi detached home offers FANTASTIC living accommodation for the whole FAMILY! Offering TWO reception rooms PLUS an additional sun room, this SPACIOUS residence also includes a GARAGE, driveway and GARDENS to both the front and rear. CALL US TO VIEW!



### **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator, useful under stair storage cupboard, and stairs to the first floor landing.

### **Dining Room**

With a double glazed bay window to the front aspect, a feature fire place with surround and hearth, gas central heating radiator, and an opening to the kitchen.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. includes a stainless steel sink and drainer, a fitted oven with a gas hob, and a cooker hood over. Also includes tiling to the walls, the gas central heating boiler, and space for a fridge freezer. Double glazed window to the rear, and a gas central heating radiator.

### **Lounge**

With a double glazed window to the front aspect. a feature fire place with an inset fire, surround, and hearth, plus a gas central heating radiator, and an opening to the sun room.

### **Sun Room**

An additional multi use room featuring double glazed French doors and a double glazed window to the rear aspect, plus a gas central heating radiator.

### **Rear Porch / Utility**

With double glazed windows and a door to the rear, plus plumbing and space for a washing machine, additional power points, and a wall mounted heater.

### **First Floor Landing**

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

### **Bedroom One**

A dual aspect bedroom with double glazed windows to both the front and rear. Also includes fitted wardrobes, and a gas central heating radiator.

### **Bedroom Two**

With a double glazed window to the front, fitted wardrobes, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the rear, and a gas central heating radiator.

### **House Bathroom**

Equipped with a two piece bathroom suite which includes a bath with a shower over, and a wash hand basin. Also includes tiling to the walls, and a gas central heating radiator. Double glazed window to the rear.

### **W.C**

Fitted with the w.c and a double glazed window to the rear.

### **Exterior**

Externally the property has a generous driveway to the front aspect allowing for ample off street parking, and access to the garage, with a lawned garden which also includes some mature plants and shrubbery.

To the rear is an enclosed garden space featuring a patio seating area, a lawn and some mature planting with hedge borders.



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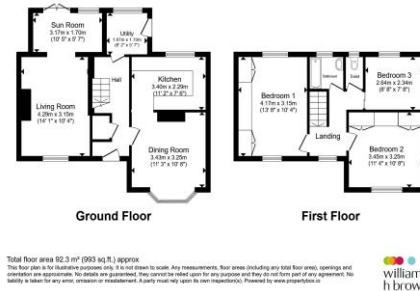
welcome to

## Barwick Road, Leeds

- Double Fronted Semi Detached Home
- Three Bedrooms
- Two Reception Rooms
- Additional Sun Room
- Fantastic For The Family Buyer

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£313,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT112155 - 0004

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