



**Chapel Lane, Barwick In Elmet Leeds LS15 4EL**

**welcome to**

**Chapel Lane, Barwick In Elmet Leeds**

LOOKING TO MAKE A MOVE? Then make sure you book an appointment to view this EXCEPTIONAL EXTENDED semi detached home! Featuring a SHOWER ROOM plus a FULL BATHROOM, this fantastic property has an ADDITIONAL dining room overlooking the rear garden which then gives access to a HOME OFFICE / GARAGE!



### **Entrance Hall**

Having the entrance door to the front, and stairs to the first floor landing.

### **House Bathroom**

Equipped with a three piece bathroom suite which includes a bath with a shower over, a wash hand basin, and a w.c. Also has a a gas central heating radiator, part tiling, and a window to the front aspect.

### **Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a double oven with space for a microwave above, a gas hob with tiling to the splash areas, and a cooker hood over. Also has a stainless steel sink and drainer, plumbing for a washing machine, and space for a dishwasher. Bay window to the front, and a door leading though to the sun room.

### **Dining Room**

Featuring windows to the three sides plus French doors leading out to the rear garden, and a skylight window. Also includes a gas central heating radiator and double doors leading though the lounge.

### **Lounge**

With French doors leading out to the rear garden, a feature fire place with a wood burner, mantel, and hearth, plus a gas central heating radiator.

### **First Floor Landing**

With stairs rising from the ground floor and having a storage cupboard and a window to the side.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

Having a window to the rear aspect, fitted wardrobes, and a gas central heating radiator.

### **Shower Room**

Consisting of a shower cubicle, wash hand basin, and the w.c. Tiling to the walls and floor, and ceiling spotlights.

### **Exterior**

Externally the property has a low maintenance garden space to the front with some mature plants and shrubbery, and a pathway to the front door.

To the rear is a delightful garden space with a decked seating area and steps down to a lawn, a second seating area, a garden shed and a garage which is currently used as a home office.

### **Garage**

Currently used as an office space and having being insulated with power pints and lighting fitted.



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## Chapel Lane, Barwick In Elmet Leeds

- Extended Semi Detached Family Home
- Three Bedrooms
- Beautifully Presented Throughout
- Full Bathroom To The Ground Floor
- Shower Room To The First Floor

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£330,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
CGT112054 - 0005

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