



NOT TO SCALE For layout guidance only



Barwick in Elmet ~ 17 The Cross, LS15 4JP

A delightful stone built two-bedroom period cottage situated in the centre of this historically village, noted for its Maypole and range of local facilities and ease of access to Leeds, A64 and A1 trunk road. No upward chain.

- Gas fired central heating
- Double glazed windows
- Lounge, refitted kitchen and two bedrooms
- Stylish recently fitted house bathroom
- Communal lawned gardens to rear and two outbuildings
- On street parking available

£205,000 PRICE REGION FOR THE FREEHOLD

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& Parr**

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BARWICK IN ELMET

Barwick in Elmet is an attractive village situated some three miles from the A1 and within car commuting distance of Leeds, York and Harrogate, with its own selection of shops, schools and facilities and some ten miles from the Market Town of Wetherby.

DIRECTIONS

Approaching from Aberford, The Cross is a row of cottages on the right hand side overlooking the church and No 17 is identified by a Renton & Parr for sale board.



THE PROPERTY

An attractive stone built period terrace cottage, centrally heated and double glazed, offered for sale with the benefit of no upward chain, the accommodation in further detail comprises :-

GROUND FLOOR

LIVING ROOM

13' x 13' (3.96m x 3.96m)
With UPVC door and window, ceiling cornice, radiator, feature fireplace with brick inset, stone hearth and beam over.



DINING KITCHEN

12'9" x 10'6" (3.89m x 3.2m)
Refitted with a range of wall and base units including cupboards and drawers, work surfaces, stainless steel sink unit with mixer taps, built in oven, hob and hood above, ceramic tiled floor, UPVC double glazed window and door to rear, staircase to first floor, new Vaillant gas fired central heating boiler and LED lighting.



FIRST FLOOR

SPLIT LEVEL LANDING

BEDROOM ONE

13' x 12'11" (3.96m x 3.94m)
Double glazed window to front, radiator, ceiling cornice, LED lighting.

BEDROOM TWO

10'8" x 5'10" (3.25m x 1.78m)
Double glazed window to rear, wall cupboard, loft access with ladder, radiator, LED lighting.

BATHROOM Recently fitted with bath and shower over, pedestal wash basin, low flush w.c., double glazed window, heated towel rail and tiled floor covering.



TO THE OUTSIDE

We are informed that the cottage enjoys communal gardens to the rear which presently appear open plan comprising lawn with flower borders, pedestrian right of way for the benefit of adjoining properties, two outbuildings, on-street parking available.



COUNCIL TAX

Band B (from internet enquiry)

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

MORTGAGES

If you require mortgage facilities on this or indeed any other property we should be only too pleased to assist. We have a good connection with a leading Independent Mortgage Advisor who will offer free expert and impartial advice, which is of course confidential, and without obligation, please ask for further details.

All mortgages are subject to status and valuation. Any lender will require a charge on the property.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

Written quotations are available on request.

Details prepared February 2025

