



TENURE

Freehold.

COUNCIL TAX

Band C (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central heating and drainage are connected.

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

Details prepared March 2025



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Barwick in Elmet ~ 54 Gascoigne Road, LS15 4LR

A beautifully presented 3-bedroom semi-detached house extended to the rear enjoying delightful landscaped private gardens and popular village location

- Lounge and extended dining room
- Modern stylish kitchen units and work tops with integrated appliances
- Three bedrooms with fitted wardrobes
- Fully tiled and Modern shower room
- Gas central heating and double-glazed windows
- Meticulously maintained gardens
- Garage and driveway parking
- Viewing highly recommended

£295,000



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Renton & Parr Ltd has any authority to make or give any representation or warranty whatever in relation to this property.



CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS

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rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

A Beautifully Presented 3-Bedroom Semi-Detached Home in the Heart of Barwick in Elmet

Renton & Parr are delighted to offer for sale this immaculate three-bedroom semi-detached property, ideally situated in the highly sought-after village of Barwick in Elmet. The property has been thoughtfully extended and boasts spacious living accommodation throughout, making it the perfect family home.

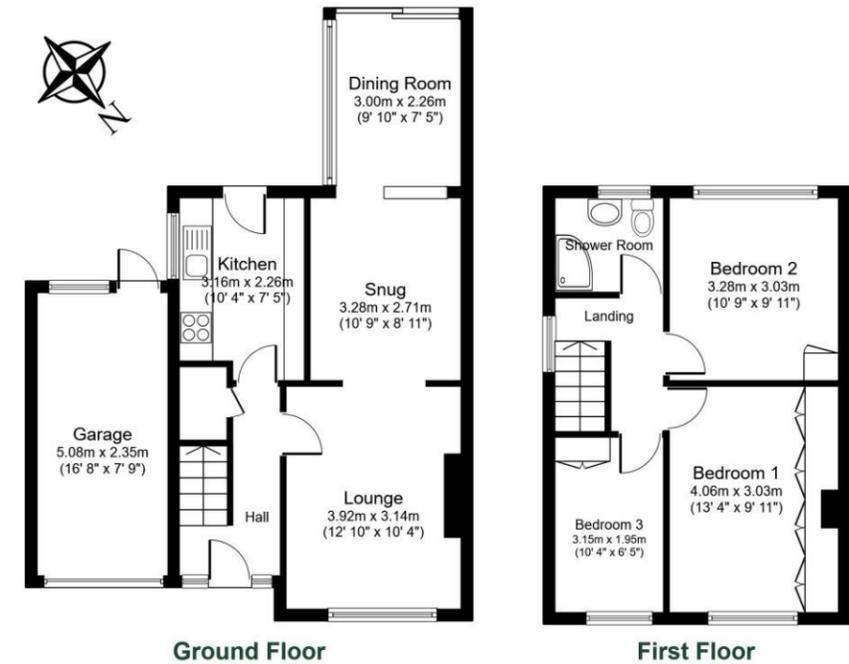
The ground floor comprises a light and airy lounge, leading through to an extended dining room, creating an excellent space for family gatherings or entertaining. The modern, refitted kitchen is a real highlight, offering a range of high-quality units and integrated appliances, perfect for preparing family meals. To the first floor, the property benefits from three well-proportioned bedrooms, all of which are beautifully presented and ideal for family living together with a modern contemporary shower room with tiled walls and floor.

Externally, the property is equally impressive, with a block-paved driveway providing ample off-street parking leading to an attached garage. The well-maintained garden is a perfect space for outdoor relaxation.

The property is further enhanced by gas central heating and double glazing throughout, ensuring warmth and comfort all year round.

Located in the popular village of Barwick in Elmet, this home is within easy reach of local amenities, schools, and transport links, making it ideal for families and commuters alike.

Viewing is highly recommended to fully appreciate the quality and space this superb home has to offer.



NOT TO SCALE For layout guidance only
Total floor area 94.2 sq.m. (1,014 sq.ft.) Approx (Including Garage)

