







Gascoigne Avenue, Barwick in Elmet, Leeds, LS15 4LW

- FOUR BEDROOM DETACHED PROPERTY
- OFF ROAD PARKING AND GARAGE
- FLEXIBLE ACCOMMODATION
- GROUND FLOOR BATHROOM
- POPULAR VILLAGE LOCATION
- EPC RATING - D / COUNCIL TAX - F

HUNTERS®
HERE TO GET *you* THERE

Asking Price £440,000

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DESCRIPTION

Hunters Wetherby are proud to present to market this inviting, four bedroom detached property in the charming village of Barwick-in-Elmet. This lovely property offers a fantastic opportunity for a buyer to modernise and create their dream home.

On entry of the property, you are welcomed by a spacious, bright entrance hall which provides access to the ground floor accommodation.

The lounge is graciously proportioned and bathed in sunlight due to the large windows. This space is the perfect hub for the home, offering a wonderful place to host or relax with family in the evening.

Continuing through into the kitchen/diner, which is fitted with a range of wall and base units for ample storage as well as space for a washing machine, fridge/freezer and a dining table and chairs.

Adjacent to the kitchen is a smaller additional space which can be used as an office.

This property benefits from a separate dining room which provides access to the ground floor bathroom.

Also located on the ground floor, the third bedroom is a good size and boasts fitted wardrobes, a dressing table, and overhead storage cupboards.

Ascending the stairs, you arrive on the first floor where you are initially met with the second bedroom. This is another generously sized room which benefits from ample built-in storage.

The principal bedroom is generously proportioned and features a large array of fitted wardrobes, providing plenty of storage.

The house bathroom comprises a walk-in shower cubicle, a pedestal wash hand basin, and a low-level W/C.

Externally, the property benefits from a garage and a well-presented open-plan garden, beautifully bordered by a range of mature trees, shrubs, and bushes. To the front is a block-paved driveway and a manicured front garden, enhanced by more established planting.

Barwick-in-Elmet is located to the east of Leeds with local amenities including shops, Post Office, Public Houses and the historic Maypole. Local amenities include the shopping facilities of Garforth, The Springs retail and leisure complex, Sainsburys Retail Park in Colton and Crossgates which has a shopping centre, banks and a local railway station providing easy access to Leeds City Centre.











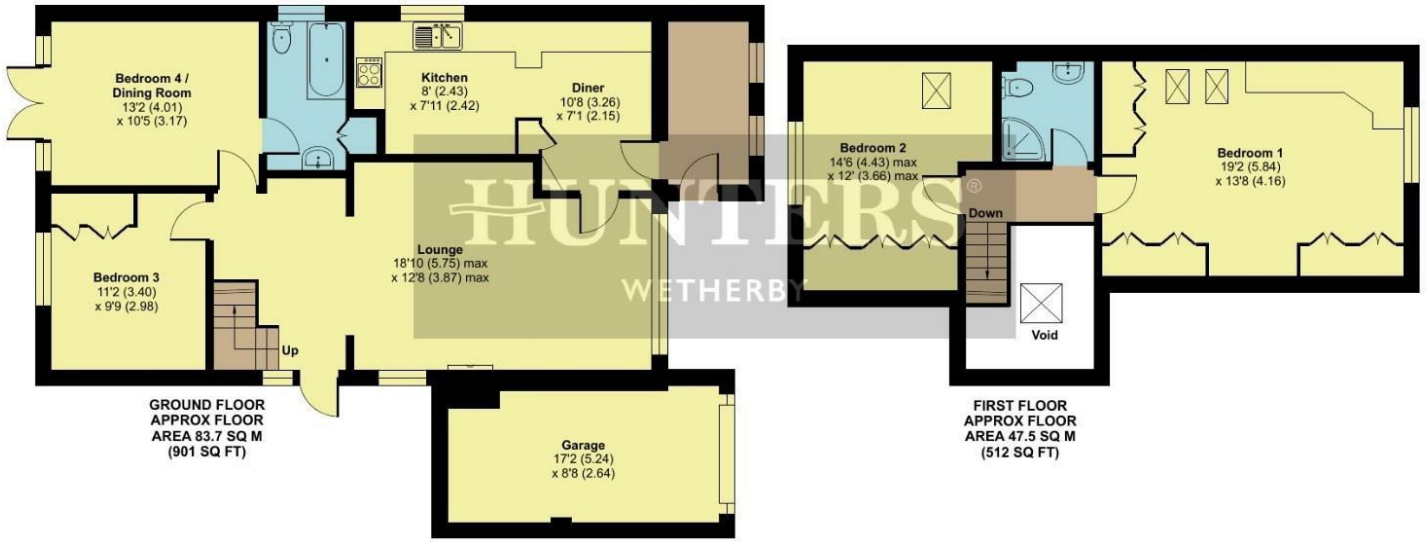






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Approximate Area = 1413 sq ft / 131.2 sq m (excludes void)
Garage = 144 sq ft / 13.3 sq m
Total = 1557 sq ft / 144.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Hunters Property Group. REF: 1388370

Viewings

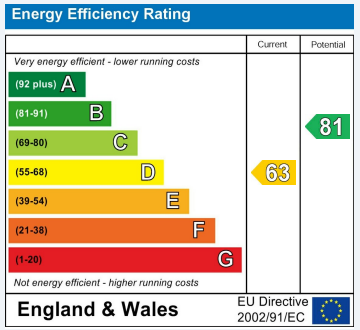
Please contact wetherby@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

5a Market Place Wetherby, LS22 6LQ
Tel: 01937 588228 Email: wetherby@hunters.com https://www.hunters.com

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