



Rakehill Road, Barwick In Elmet, Leeds, LS15 4JL

- AMAZING COUNTRYSIDE VIEWS
- SITUATED AT THE END OF A QUIET ROAD
- LARGE SUMMER HOUSE / WORKSHOP
- VILLAGE LOCATION
- PLANNING PERMISSION FOR EXTENSION
- COUNCIL TAX BAND - C / EPC RATING - C

Asking Price £250,000



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DESCRIPTION

This well positioned two bedroom semi-detached property which is in need of some modernisation. Internally, the property briefly comprises of living room, kitchen, two bedrooms, family bathroom and attic room.

On entering the property through the front door you are greeted by an entrance hall leading to a good sized living room with feature fireplace and a large window to the rear to take advantage of the amazing open country views.

The kitchen needs some modernising, however it is another room that benefits from the open views to the rear.

To the first floor are two bedrooms and house bathroom.

The master bedroom which has a large window allowing lots of natural light into the room.

The second bedroom benefits from stunning views to the rear.

Finishing the first floor is the house bathroom which has a three piece suite comprising bathtub with shower over, wash basin and WC.

The property also benefits from a loft room. perfect for storage.

The exterior of the property is what makes this opportunity so unique. The large rear garden is a place of tranquility flooded by the sounds of the countryside. At the bottom of the garden is a large summer house / workshop. The front of the property benefits from a driveway for off street parking





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Approximate Area = 755 sq ft / 70.1 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Total = 803 sq ft / 74.5 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). © nrichcom 2024. Produced for Hunters Property Group. REF: 1204432

Viewings

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

Valuations

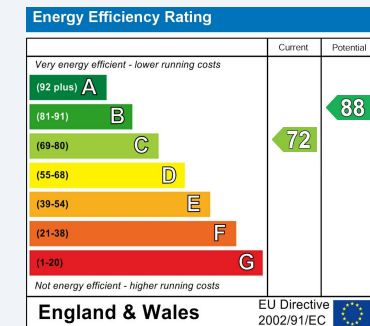
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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

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.

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