

An attractive attic bedroom with double glazed Velux window affording pleasant elevated aspect to the rear. Useful storage cupboard providing wardrobe space. Low level double radiator, recess ceiling lights and wood effect laminate flooring.

BEDROOM FIVE

15'1" x 8'2" (4.6m x 2.5m) (overall, plus recess)
With double glazed Velux window, low level double radiator, central light fitting.

TO THE OUTSIDE

Quietly situated at the head of the cul-de-sac a block paved driveway provides off road parking for several vehicles, extending through an open archway leading to:-

DETACHED SINGLE GARAGE

18'5" x 10'2" (5.63m x 3.1m)
A stone build detached garage with manual up and over door, light and power laid on

GARDENS

Accessed via hand gate next to the garage or through the conservatory is a private rear garden set largely to lawn with neatly maintained and established borders of well stocked flower beds containing a range of bushes and shrubs. Stone flagged patio area provides ideal space for outdoor entertaining and relaxation along with 'al fresco' dining in the summer months.



VIEWING

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Details prepared May 2022.



Barwick In Elmet ~ 8 Maypole Mews, LS15 4PE

A beautifully presented and skilfully converted five bedroom family home positioned at the head of a quiet cul-de-sac location in the heart of the popular village of Barwick in Elmet, with easy access to Leeds and York along the A64.

- Skilfully converted five bedroom link-detached home
- Stylish open plan kitchen diner
- Family living room into conservatory
- Master bedroom with walk-in wardrobe and ensuite shower
- Refitted bathroom and ensuite shower
- Off road parking and detached garage



1 Recep 5 Beds 2 Baths 1 En-suite

£450,000 OFFERS OVER FOR THE FREEHOLD

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01937 582731
sales@rentonandparr.co.uk
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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

Travelling south along the M1/A1 take the Leeds/York A64 slip road following the A64 towards Leeds. Immediately after the Fox & Grapes pub turn left onto Kiddal Lane then right onto Potterton Lane. Proceed along Potterton Lane until you reach the village of Barwick in Elmet. Bear right at the junction onto The Cross and keep right at the village Maypole and Gascoigne Arms. Turn right onto The Boyle and then first right into Maypole Mews where the property is situated at the head of the cul-de-sac identified with a Renton & Parr for sale board.

THE PROPERTY

A beautifully presented and tastefully decorated five bedroom family home having undergone a skillful program of renovation and improvement throughout. Creating a master bedroom suite with walk-in wardrobe and ensuite shower room, refitted kitchen diner along with the creation of two further bedrooms in the loft space.

The property, benefiting from gas fired central heating and double glazed windows throughout, in further detail giving approximate room sizes comprises:-

GROUND FLOOR

ENTRANCE HALLWAY

Entering through double glazed composite front door into entrance hallway with staircase leading to first floor, central light fitting, attractive herringbone style Amtico floor covering leading through into:-

KITCHEN DINER

16'2" x 12'8" (4.94m x 3.87m) (overall)



Fitted with a stylish contemporary kitchen comprising a range of handle-less wall and base units including

cupboards and drawers, work surfaces with upstand and splash backs. Integrated appliances include Siemens double oven with grill, four ring Siemens induction hob with extractor hood above, along with under counter dishwasher. Space and plumbing for automatic washing machine, tumble dryer and wine fridge. One and a half bowl sink units with drainer and mixer tap above, double glazed windows to front and rear along with double glazed composite stable door to rear. Attractive Amtico flooring, double radiator, recess ceiling lighting.

DOWNSTAIRS WC

Fitted with a modern white suite comprising low flush wc., vanity wash basin with storage cupboard and slash back above, ladder effect heated towel rail, central light fitting and extractor fan.

LIVING ROOM

16'2" x 10'10" (4.95m x 3.31m)

A well presented family living space with double glazed window to front, double radiator beneath. A feature fireplace with stylish electric fire inset, wide board engineered oak flooring, central light fitting and decorative ceiling cornice.



CONSERVATORY

11'2" x 9'11" (3.42m x 3.04m)

A bright and airy conservatory with uPVC double glazed windows to three sides along with French style patio doors and double glazed vaulted ceiling. LG wall mounted air conditioning unit, electric radiator, engineered oak flooring and central pendant light fitting.



FIRST FLOOR

LANDING

Double glazed window overlooking rear garden, radiator beneath with decorative radiator cover. Turned staircase to second floor, two storage cupboards, central light fitting.

BEDROOM ONE

12'5" x 11'2" (3.79m x 3.41m) (to front of fitted wardrobe) Widening to 4.7m (15'5")

A well presented and attractive master bedroom with two double glazed windows to rear, radiators beneath. Full height fitted wardrobes to one wall, central light fitting and decorative ceiling cornice.



WALK IN WARDROBE

8'3" x 4'9" (2.54m x 1.45m)

With double glazed window to front, radiator beneath, central light fitting.

ENSUITE SHOWER

5'8" x 4'7" (1.75m x 1.42m) Widening to 2.38m (7'9")

Recently fitted ensuite shower with a modern white suite comprising low flush wc with concealed cistern, his and hers vanity sink units, large step in shower cubicle with drencher shower fitting, ladder effect heated towel rail. Attractive tiled walls and tiled floor, double glazed window, recess ceiling lighting, shaver socket and extractor fan.



BEDROOM TWO

12'7" x 7'10" (3.86m x 2.39m) Widening to 3.2m (10'5") Attractive double bedroom with double glazed window to front, radiator beneath, central light fitting and wood effect laminate flooring.



BEDROOM THREE

9'9" x 8'1" (2.98m x 2.47m)

With double glazed window to rear, double radiator beneath, central light fitting, currently used as home office.

HOUSE BATHROOM

8'8" x 4'8" (2.66m x 1.43m) Widening to 1.64m (5'4")

Fitted with a modern suite comprising low flush wc, floating vanity wash basin, panelled bath with shower and screen above, attractive tiled walls and tiled floor, chrome heated towel rail, double glazed window, recess ceiling lighting and extractor fan.

SECOND FLOOR

LANDING

A split landing serves two further bedrooms to the second floor with double glazed Velux window, central light fitting, useful storage cupboard with hanging rails used as wardrobe space. Further eaves storage cupboard provides useful storage space along with wall mounted Valiant gas fired central heating boiler.

BEDROOM FOUR

15'10" x 8'6" (4.84m x 2.6m)

