



 4
Bedrooms

 3
Bathrooms



Mulberry Barn is a truly stunning four bedroom semi detached converted barn located on Newsam Green. Built to the highest standard, this immaculate home comprises in brief: entrance hallway, wc/cloaks, living room with feature log burner, Howdens fitted kitchen and a utility room. First floor: landing, master bedroom with en-suite, three further bedrooms and a luxurious family bathroom. Benefits from bespoke hardwood sash windows and air source underfloor heating. Externally, to the front there is a large lawned garden and patio area with detached garage awaiting planning permission. To the rear is a pebbled garden area. Call Tudor Sales & Lettings for more information or to arrange a viewing on 0113 282 3056.

Kitchen 21' 3" x 10' 7" (6.48m x 3.23m)

Fitted with a wide range of Howdens wall and base units. Granite worktops and upstands. Belfast sink and tap. Rangemaster cooker with extractor hood over and a splashback. Integrated fridge freezer, dishwasher, microwave. Limestone flooring. Underfloor heating. Door leads to the front garden. Handmade, double glazed window.

Lounge 19' 7" x 16' 2" (5.97m x 4.93m)

Exposed brick chimney breast with wood burning stove. Limestone flooring with underfloor heating. Downlights. Handmade, three double glazed box sash window.

Utility Room 9' 4" x 6' 3" (2.84m x 1.91m)

Fitted with Howdens units. Granite worktops and upstands. Sink and tap. Limestone flooring with underfloor heating. Handmade, double glazed box sash window.

WC/Cloaks 4' 6" x 4' 3" (1.37m x 1.30m)

Vanity unit. WC. Limestone flooring with underfloor heating. Handmade, double glazed box sash window.

Bedroom 1 18' 0" x 10' 7" (5.49m x 3.23m)

Spacious master bedroom. Three handmade, double glazed box sash window. Door to en-suite.

En-Suite 10' 7" x 3' 6" (3.23m x 1.07m)

Tiled shower cubicle. Vanity unit. WC. Tiled flooring. Feature wall light. Handmade, double glazed window.

Bedroom 2 11' 5" x 10' 8" (3.48m x 3.25m)

Beams with feature lighting. Handmade, double glazed box sash window.

Bedroom 3 11' 5" x 8' 2" (3.48m x 2.49m)

Beams with feature lighting. Handmade, double glazed box sash window.

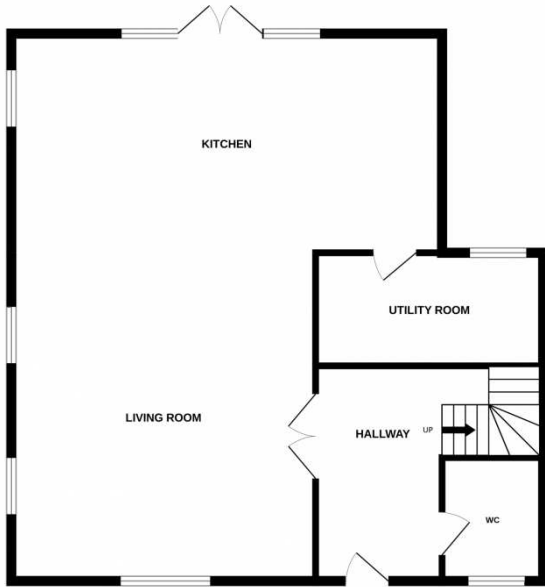
Bedroom 4 10' 8" x 9' 0" (3.25m x 2.74m)

Handmade, double glazed box sash window.

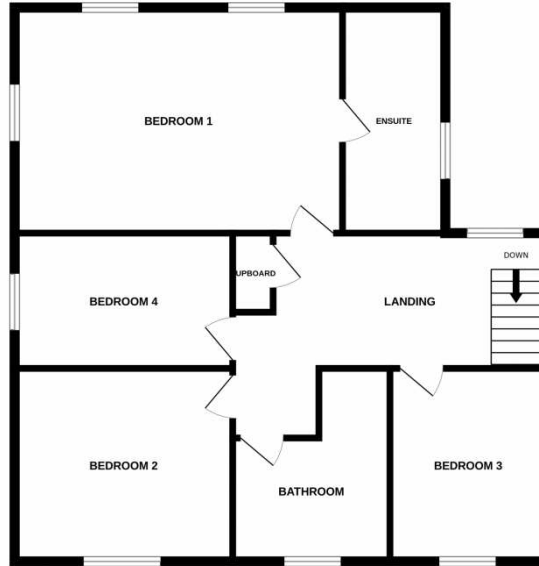
Bathroom 11' 5" x 7' 7" (3.48m x 2.31m)

Roll top bath with chrome tap and hand held shower head. Vanity unit. WC. Tiled shower enclosure. Tiled flooring. Handmade, double glazed box sash window.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metroplex ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	77	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		100
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	77	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: Maple Barn, Newsam Green, Leeds, West Yorkshire, LS15 9AD

