



**Plot One, Barley
Grange, Leeds Road,
Barwick In Elmet,
Leeds, LS15 4HS
£650,000**



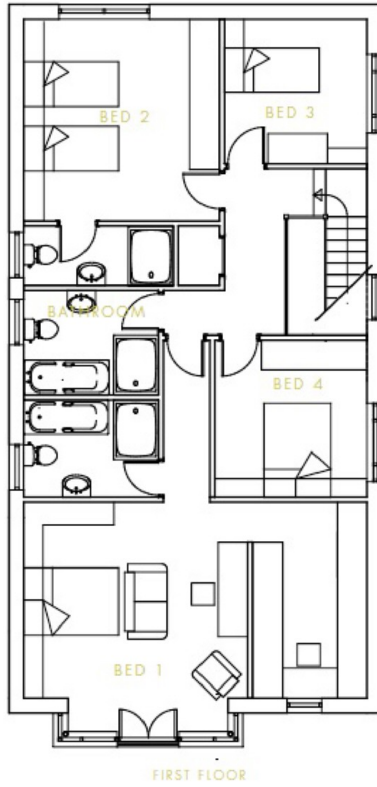
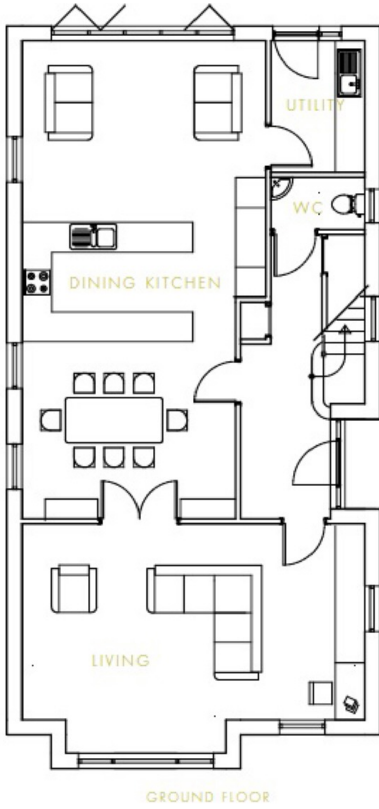
Barley Grange is a luxury collection of three exclusive four bedroom detached homes in a superior location in the rural village of Barwick In Elmet boasting unrestricted views across the Yorkshire countryside. Being built by Wheatley Developments, the Wheatley brand is synonymous with delivering bespoke homes to a high specification and finish. The high specification will include kitchens with integral branded appliances, luxury bathrooms with ceramic tiles, premium wool carpet and tiled flooring, LED spotlights, brushed chrome sockets and switches, underfloor heating to ground floor, fibre optic and smart 'Hive' heating, 10 year NHBC warranty and off road parking and double garages. The accommodation of plot one will include open plan dining & kitchen, living room, utility, WC, study on the ground floor, bedroom one with en-suite and dressing room, bedroom two with en-suite, bedroom three, bedroom four and bathroom to the first floor. Please call our office for more information on 0113 2864276.

Ground Floor**Entrance Hall****WC 6'1" x 3'3" (1.85m x 0.99m)****Dining Kitchen 31'4" x 15'11" (9.55m x 4.85m)****Utility 8'6" x 6'1" (2.59m x 1.85m)****Living 22'6" x 14'11" (6.86m x 4.55m)****First Floor****Bedroom One 22'6" x 14'11" (6.86m x 4.55m)****Dressing Area****En-Suite Bathroom****Bedroom Two 13'1" x 12'9" (3.99m x 3.89m)****En-Suite Shower Room****Bedroom Three 9'4" x 9'3" (2.84m x 2.82m)****Bedroom Four 10'2" x 9'11" (3.10m x 3.02m)****Bathroom 8'8" x 6'9" (2.64m x 2.06m)****Location**

On entering the village of Barwick in Elmet from the direction of Garforth proceed along Long Lane to the 'T' junction with Main Street. Turn left at the junction and the property can be found on the right hand side of Leeds Road.

Important Notice

1. These particulars are prepared in good faith by Mike Dobson (Estate Agents) Limited on 24th January 2020 to give a fair overall view of the property and do not constitute any part of an offer or contract. They must not be relied upon as statements or representations of fact. All measurements are given as a guide only and no liability can be accepted for any errors arising from them 2. 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. 3. Nothing in these particulars shall be deemed as fact or a statement that the property is in good structural condition or otherwise. No responsibility is taken for any error, omission or mis-statement. 4. Purchasers should check all services/appliances/equipment are in good working order prior to exchange of contracts as these have not been tested and no warranty can be given as to their condition. Mike Dobson (Estate Agents) Limited nor its employees have any authority to make or give representations or warranties whatever to this property.



PLOT ONE
AREA SCHEDULE

ROOM	Metric	Imperial
Dining Kitchen	9.56 x 4.85	31'4" x 15'11"
Living	6.85 x 4.56	22'6" x 14'11"
Utility	2.60 x 1.85	8'6" x 6'1"
WC	1.85 x 1.00	6'1" x 3'3"
Bed 1	6.85 x 4.56	22'6" x 14'11"
Bed 2	4.00 x 3.88	13'1" x 12'9"
Bed 3	2.85 x 2.82	9'4" x 9'3"
Bed 4	3.11 x 3.02	10'2" x 9'11"
Bathroom	2.65 x 2.05	8'8" x 6'9"



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