



Leeds Road | Scholes | LS15 4DA

£325,000

Three Bedroom Semi-Detached House | Council Tax Band C | Epc Rating D

**Emsleys** | estate agents

\*\*\*OPEN VIEWS TO BOTH ASPECTS OVER FARMLAND!  
EXCELLENT FAMILY HOME WITH LOTS OF POTENTIAL\*\*\*

Emsleys are delighted to offer to the market this THREE bedroom semi-detached home which is situated in the sought after village location of Scholes. These family homes are never on the market long as they offer space and potential to grow with your family. The property has PVCu double-glazing and full gas central heating.

The accommodation briefly comprises; To the ground floor - entrance hall, lounge, dining area, kitchen and sun room. To the first floor there are two double bedrooms and one single bedroom plus a shower room. Outside there is a gravelled garden to the front with ample off-road parking and a driveway which in turn leads to a detached brick-built garage. There is a good sized rear garden with two patio seating areas and views over farmland.

This is a sought after village location but is close to fantastic transport links via main arterial roads such as the new East Leeds Orbital Road which gives quick and easy access to both the M1/A1 motorway network as well as Wetherby, York or Leeds in addition to a new leisure and retail park 'The Springs' at Thorpe Park which offers an Odeon cinema, a Marks & Spencer food hall & Next clothing. Nearby at Crossgates there is a railway station for a quick and smooth commute to LEEDS city centre plus Crossgates shopping centre with an excellent choice of shops, banks, cafes and bars.

\*\*\*Call now to arrange your viewing \*\*\*

## Ground Floor

### Entrance Hall

Enter through a PVCu double-glazed door to a welcoming hallway with a side window, a central heating radiator and a useful cloaks cupboard.

### Living Room 4.66m x 3.63m (15'3" x 11'11")

A feature stone fireplace incorporates an electric fire, a gas central heating radiator and a double-glazed bay window overlooking the front garden. Open to:-

### Dining Area 2.41m x 3.18m (7'11" x 10'5")

With space for a dining table and chairs, central heating radiator and sliding patio doors which opens to;

### Sun Room 2.47m x 2.82m (8'1" x 9'3")

A great addition with double-glazed windows to the side and sliding patio doors granting direct access to the rear garden. Central heating radiator and wall light points.

### Kitchen 2.36m x 2.39m (7'9" x 7'10")

With a range of wall and base units with tiled work top surfaces over incorporating a composite sink with side drainer and mixer tap. Built-under stainless steel electric oven with a gas hob and extractor hood over. Space and plumbing for a washing machine and space for an under counter fridge. Wall mounted central heating boiler. A traditional fixture pantry cupboard with a window houses the utility meters and a further pantry cupboard provides shelving and storage for smaller utility items. A double-glazed window overlooks the rear garden and a PVCu double-glazed entry door opens to the side elevation and driveway.

## First Floor

### Landing

With double-glazed window to the side elevation and a loft hatch. A fixture storage cupboard plus additional storage to the bulk head.

### Bedroom 1 3.46m x 3.60m (11'4" x 11'10")

A double bedroom with built in wardrobes to both chimney breast recesses. Central heating radiator and double-glazed window overlooking the front garden and fields beyond.

### Bedroom 2 3.61m x 2.97m (11'10" x 9'9")

A range of mirror fronted fitted wardrobes to one wall provide hanging rails and storage, gas central heating radiator and double-glazed window overlooking the rear garden and farmland beyond.

### Bedroom 3 2.13m x 1.96m (7'0" x 6'5")

A single bedroom with gas central heating radiator and double-glazed window to the front elevation.

## Shower Room

Fully tiled with a walk in shower enclosure with electric shower, a vanity hand wash basin and close coupled WC. A central heating radiator plus two double-glazed windows to the rear elevations.

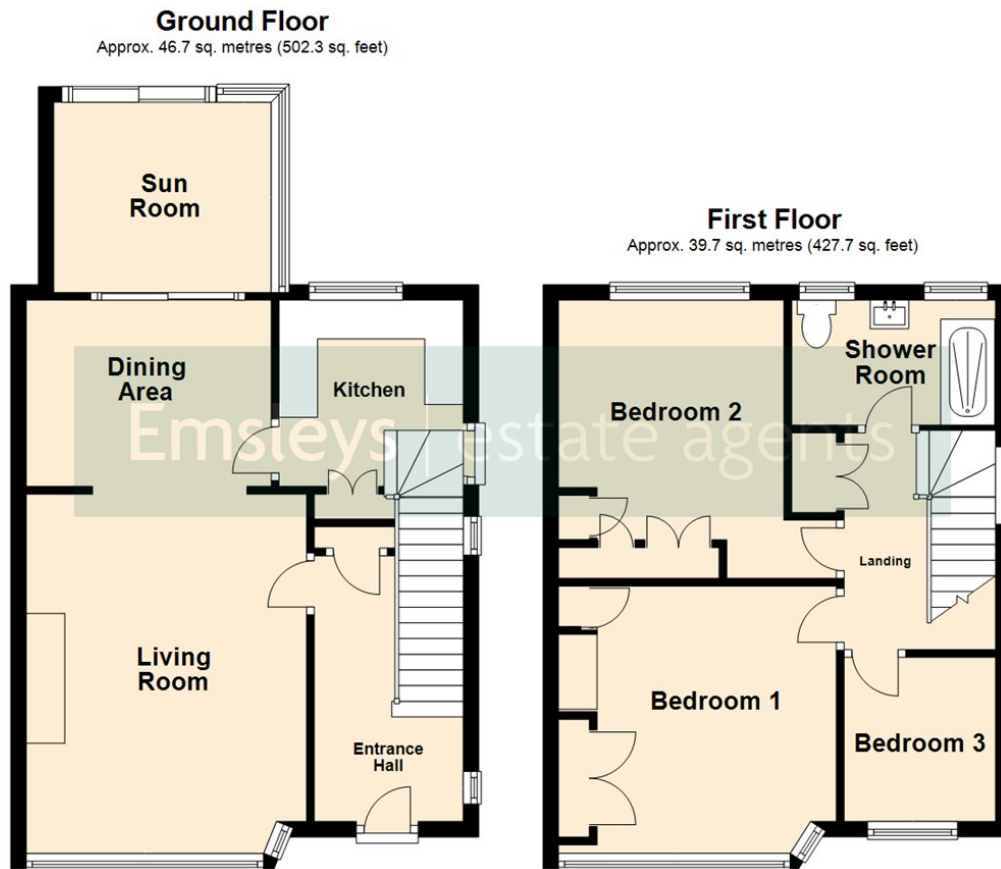
## Exterior

Wrought-iron driveway gates give entry to the property via the block paved driveway which provides off-road parking for multiple vehicles. There is a smaller gravelled garden with planted flower beds full of shrubs. The driveway leads to the detached brick-built garage which has an up-and-over door with power and light plus a pedestrian access door to the rear garden. The rear garden is a true delight with greenhouse, outside tap, lawn, three seating areas at various positions, raised flower beds, fruit trees and borders stocked well with mature shrubs and a fantastic open aspect across farmland.

## Directions

From our Crossgates office turn right onto the A6120 and at the roundabout take the third exit to continue on the A6120/Ring Road. At the next roundabout take the third exit again onto Barwick Road. Follow this road for just over one mile into Leeds Road where the property can be found on the right hand side and identified by our Emsleys for sale board.





Total area: approx. 86.4 sq. metres (930.0 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

**Emsleys** | estate agents