



Main Street | Scholes | LS15 4DP

£335,000

Extended Three Bedroom Semi-Detached | Council Tax Band C | EPC Rating D

**Emsleys** | estate agents

Presenting a well-maintained semi-detached property, now available for purchase. This home, in good condition, is ideally suited for families and couples alike. The property boasts a number of unique features that are sure to catch your eye.

The open-plan reception room serves as the heart of the home. With large windows facilitating an abundance of natural light and providing a stunning garden view, it creates a serene and inviting environment. Notably, this room also has direct access to the garden, seamlessly blending indoor and outdoor living. The kitchen, with its warm wooden countertops, provides a homely feel, making cooking and meal preparations a joy rather than a chore.

The interior is thoughtfully designed with three bedrooms: two spacious doubles and a single. The first double bedroom is particularly impressive, offering ample space and boasting a walk-in wardrobe, a perfect blend of comfort and functionality. The property also features a large bathroom that exudes luxury. Equipped with a free-standing bath and rain shower, it provides a spa-like experience within the comfort of your own home.

Speaking of outdoor spaces, this property comes with a well-tended garden, a garage, and parking facilities with an EVC point. The garden provides a safe and tranquil space for relaxation, while the garage and parking ensure your vehicles are secure.

## Ground Floor

### Entrance Hall

Entry to the home is through a PVCu door. Central heating radiator and staircase rising to the first floor.

### Living Room 5.74m x 3.38m (18'10" x 11'1")

A spacious living area flooded with light from the large window overlooking the front. Laid with wood grain effect laminate flooring and having central heating radiators. Open to:-

### Dining Room 4.82m x 2.39m (15'10" x 7'10")

Ample space for a family dining table and chairs. Central heating radiator and PVCu sliding patio doors giving direct access to the rear garden.

### Kitchen 4.63m x 2.19m (15'2" x 7'2")

Fitted with a modern range of shaker style wall and base units with solid wood work surfaces over which incorporate a stainless steel sink with side drainer and mixer tap. Space for a range cooker with glass splash back and space for a tall fridge/freezer. Integrated bin storage. Concealed central heating boiler and two windows to the side and rear elevation. A PVCu entry door gives access to the rear garden.

### WC & Utility Room

Fitted with a low flush w.c and wall mounted hand wash basin. A fixture cupboard provides useful storage for household utilities. Solid wood counter and plumbed space for a washing machine.

## First Floor

### Landing 3.13m x 1.80m (10'3" x 5'11")

Window to the side and loft hatch with drop down ladder giving access to the roof space.

### Bedroom 1 3.89m x 2.77m (12'9" x 9'1")

A double bedroom with window to the front and central heating radiator. A large walk-in wardrobe provides hanging rails and shelving.

### Bedroom 2 3.12m x 2.77m (10'3" x 9'1")

A second double bedroom with window overlooking the rear garden and farmland beyond and a central heating radiator.

### Bedroom 3 2.97m x 1.80m (9'9" x 5'11")

A single bedroom with window to the front and central heating radiator.

### Bathroom

Extended and fitted with a modern white four piece suite which comprises; a free standing claw footed bath, a separate walk in shower enclosure served with a mains fed shower, a vanity hand wash basin with storage beneath and a low flush w.c. In addition there is a central heating radiator, extractor fan and window to the rear.

## Exterior

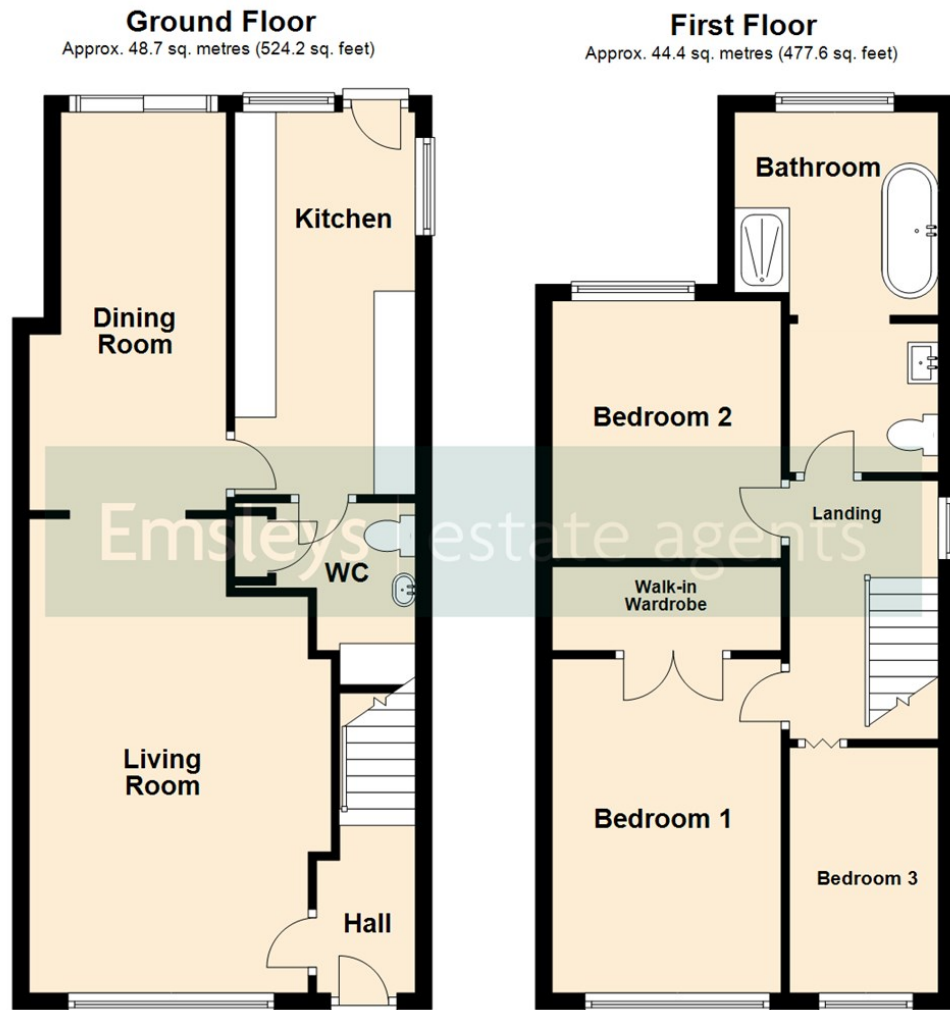
The property is accessed at the front via a shared driveway

which is served with an Electric Vehicle Charging point and provides off road parking. This in turn leads to a sectional garage which has an up and over door, power and light. The rear garden is fully enclosed with a high timber gate and offers views over adjacent farmland along with a patio seating area, artificial grass and timber edged raised flower beds.

## Directions

From our Crossgates office on Austhorpe Road head east and at the mini-roundabout turn left onto Pendas Way. Follow until the end and at the T-junction turn right onto Barwick Road. Continue onto Leeds Road and at the 'T'-junction turn left onto Main Street, bearing left at the Coronation Tree where the property can then be found on the left hand side.





Total area: approx. 93.1 sq. metres (1001.8 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