



Belle Vue Avenue | Scholes | LS15 4AD

£340,000

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

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***VILLAGE LOCATION * VIEWS ACROSS COUNTRYSIDE *
FLEXIBLE ACCOMMODATION ***

For sale is this delightful semi-detached dormer bungalow situated in a peaceful, quiet location boasting green spaces and a strong local community. The property is in good condition, tastefully designed with a unique and charming mix of classic and contemporary features.

This stunning home offers plenty of space and flexibility with three double bedrooms over two floors, two reception rooms, and two bathrooms (one with Jack n Jill access). The heart of the home is the open-plan kitchen, complete with modern appliances, granite countertops, and a dining space. It is a perfect setting for both cooking and entertaining, offering a seamless integration of functionality and design with access through bi-fold doors to the rear garden, providing a beautiful view and filling the room with natural light.

The bathrooms are a real highlight. The first one features a free-standing bath, perfect for relaxing soaks and offering a spa-like experience at home and the newly refurbished ground floor shower room with a walk in shower for added convenience.

Further enhancing the appeal of this property are its garage, off-street parking and gardens. These features, combined with its location, make it a perfect home for those seeking a tranquil lifestyle. This is a property that truly needs to be seen to be appreciated.

This is a sought after village location which also offers easy access to the excellent shopping facilities at Crossgates and is a short distance to the new and exciting retail park 'The Springs' at Thorpe Park. Scholes is an excellent location for commuters, with easy access to Leeds city centre, A64 York Road, A1/M1 Link Road and the new East Leeds Orbital road.

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

Ground Floor

Entrance Hall

Enter through a PVCu entry door to a welcoming reception

hall laid with wood grain effect laminate flooring and having a central heating radiator. A staircase rises to the first floor.

Living Room 4.60m x 3.91m (15'1" x 12'10")

A spacious and elegant living room with a feature fireplace which incorporates a coal effect living flame gas fire. Central heating radiator and double-glazed window to the front.

Kitchen/diner 6.78m x 2.57m (22'3" x 8'5")

A great social/entertaining kitchen/diner with a range of high gloss base and wall units with granite work surfaces over which incorporate a ceramic sink with drainer grooves and mixer tap over. Integrated appliances include an eye level double electric oven and microwave, a gas hob with an overhead extractor hood, a wine cooler and dishwasher. Ample space for a tall or extra wide fridge/freezer. Tiled flooring throughout and a central heating radiator plus ample space for a family size dining table and chairs. The room is open to;

Conservatory 4.60m x 3.02m (15'1" x 9'11")

The conservatory offers panoramic views of the rear garden and the open countryside beyond. Of PVCu construction with a central heating radiator and triple bi-fold doors that connect the outside space beautifully.

Bedroom 3 2.84m x 3.32m (9'4" x 10'11")

A ground floor double bedroom, laid with wood grain effect laminate flooring and having a central heating radiator and double glazed window to the front.

Shower Room

The shower room is fitted with a modern white suite with matt black sanitary wear which comprises; a walk in shower enclosure served by a mains fed 'rainfall' shower, a vanity hand wash basin with storage and a low flush WC. Attractive 'Victorian' styled flooring, extractor fan, two windows to the side and a heated towel rail.

First Floor

Landing

Access to first floor rooms with storage cupboard providing good storage space.

Bedroom 1 3.68m x 3.36m (12'1" x 11'0")

A double bedroom with semi-fitted wardrobes to one wall with sliding doors providing hanging rails and storage, a central heating radiator and window overlooking the rear garden and offering views across open countryside.

Jack and Jill Bathroom

The luxurious bathroom offers a free standing claw footed bath, a low flush WC and a pedestal hand wash basin. A wall mounted storage cupboard, a ladder style central heating radiator and double glazed window to the front.

Bedroom 2 2.84m x 3.48m (9'4" x 11'5")

A second double bedroom with central heating radiator and double glazed window on the side elevation.

Exterior

The front of the property has a walled frontage and a gravelled garden with a mixture of plants and shrubs, a side block paved driveway then leads you to the sectional garage. The rear garden is lawned with a fenced perimeter but has the advantage of an open aspect over adjoining fields and farmland. A choice of either a paved patio seating area or the raised deck for views across the open aspect. Must be seen to be appreciated!

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 end T-junction turn left onto Main Street. Continue onto Station Road before turning right onto Elmete Avenue and follow the road to the end. At the T-junction turn right onto Belle Vue Avenue, the property can then be found on the left hand side.





Total area: approx. 105.3 sq. metres (1133.8 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.



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