



Main Street | Scholes | LS15 4DH

£335,000

Three Bedroom Mid Terrace | Council Tax Band C | EPC Rating D

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***POPULAR VILLAGE LOCATION * THREE BEDROOM TERRACE
SOLD WITH NO CHAIN ***

Situated in the highly regarded village of Scholes this property offers spacious and well proportioned accommodation. The property has retained much of its character with high ceilings and deep skirting boards and has been recently re-painted and re-carpeted throughout. The rear garden is a particular delight with a high degree of privacy having the benefit of not being overlooked and adjacent to local farmland.

The accommodation briefly comprises; entrance hall, spacious lounge open to a dining room and fitted kitchen to the ground floor. To the first floor are two double bedrooms and the house bathroom. To the second floor is a further large attic bedroom. To the outside there are gardens to the front and rear with a storage garage.

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

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

Ground Floor

Entrance Vestibule

Entry is through a composite door with frosted, numbered glass panel over.

Entrance Hall

The hallway has a central heating radiator and a staircase rising to the first floor. An under stair cupboard provides useful storage.

Living Room 3.78m x 4.09m (12'5" x 13'5")

The elegant living room features a high ceiling with deep coving and ceiling rose and wall light points. There is a recessed open fireplace to the chimney breast with a stone hearth and a central heating radiator. A double-glazed window overlooks the front garden. The room is open to;

Dining Room 3.81m x 3.46m (12'6" x 11'4")

A second sitting room or a traditional dining room - you choose! Matching the living with high ceiling, deep coving and wall light points. Central heating radiator and double-glazed French doors open to the rear garden.

Kitchen 4.32m x 2.33m (14'2" x 7'8")

The kitchen is fitted with a range of shaker style wall and base units with contrasting roll top work surfaces over. There is a built-under electric oven with stainless steel gas hob and extractor hood over plus an inset stainless steel sink with side drainer and mixer tap. Space and plumbing for a washing machine and space for three more under-counter appliances such as a fridge, freezer or dryer. Two double-glazed windows are placed to the side and rear and a hardwood stable door gives access to the rear garden.

First Floor

Landing

The landing has a built-in under stair storage cupboard, access to two bedrooms and the bathroom. A door opens to the second floor staircase.

Bedroom 1 3.78m x 5.31m (12'5" x 17'5")

A double bedroom spanning the width of the house and placed to the front. The room features a 'Victorian' style cast iron fireplace and there are wardrobe to the two chimney breast recesses. Two double-glazed windows overlook the front garden with views beyond.

Bedroom 2 3.81m x 3.48m (12'6" x 11'5")

A large double bedroom with a central heating radiator and a double-glazed window overlooking the rear garden.

Bathroom

The bathroom has been recently refurbished and now comprises;- a 'p' shaped bath with a mixer tap shower attachment and glass screen, a pedestal hand wash basin and a close coupled WC. A storage cupboard houses the central heating boiler. Central heating radiator and a double-glazed window placed on the rear elevation.

Second Floor

Bedroom 3 5.33m x 5.31m (17'6" x 17'5")

Covering almost the whole of the top floor, this third large double bedroom is laid with wood grain effect flooring and has a large skylight window to the rear. A built in storage cupboard (formerly used as a shower) retains plumbing and drainage and offers potential and space to create en-suite facilities (subject to planning) Central heating radiator.

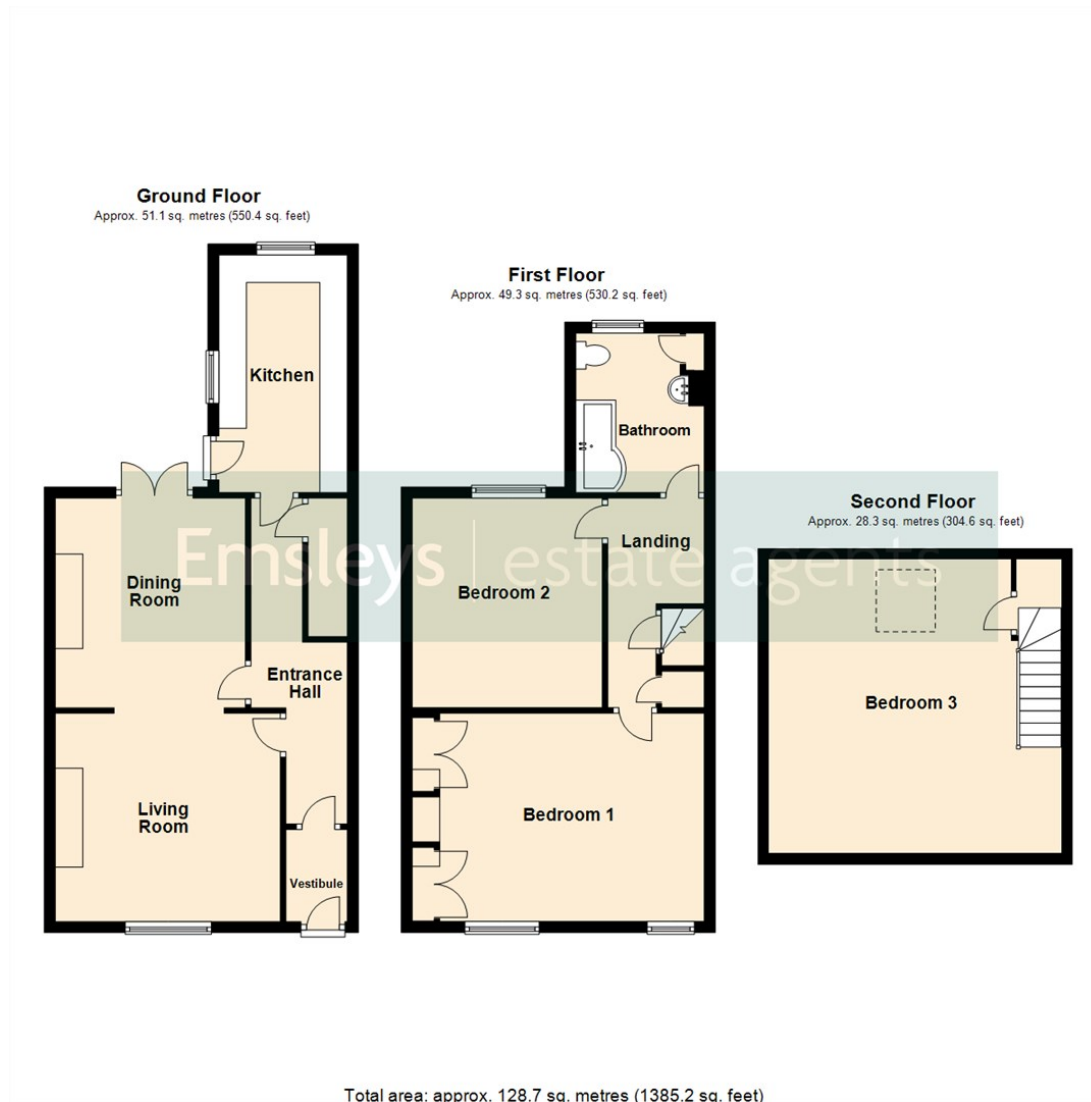
Exterior

To the front of the property is a small crazy paved garden with a stone wall boundary, a shared handgate and footpath leads to the front door. To the rear is a courtyard laid with Yorkshire stone which leads to the storage garage. Steps then take you up a level to a large lawned garden surrounded by trees which offer a high degree of privacy with a lovely quiet position adjacent to local farmland and paddock.

Directions

Proceed from the Crossgates office along Austhorpe Road passing Manston Park on the left hand side. At the mini-roundabout turn left onto Pendas Way and continue to the end of the road and turn right at the 'T'-junction onto Barwick Road which becomes Leeds Road. Continue along to the 'T'-junction and turn left onto Main Street and where the property can be found on the right hand side and is identified by our Emsleys For Sale board.





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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