



Station Road | Scholes | LS15 4BN

£650,000

Four Bedroom Detached house | Council Tax Band F | EPC Rating TBC

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\* DETACHED RESIDENCE \* FOUR BEDROOMS \* THREE RECEPTIONS \*  
FABULOUS PLOT & GARDEN \*

This immaculate house, on the market for only the second time since the 1980's, is beautifully presented and offers a generous plot and living space. Nestled in a sought-after village location surrounded by serene green spaces and walking routes making it an ideal home for families seeking tranquillity and outdoor adventures right on their doorstep.

A spacious through living room is tastefully designed to maximize comfort, featuring a beautiful open fireplace that adds a sense of warmth and homeliness. The heart of the home is undoubtedly the open-plan kitchen/diner, a testament to modern design and functionality with ample space for a family sized dining table and chairs, an additional sitting area and access to the garden.

The sleeping accommodation does not disappoint either. Boasting four double well-proportioned bedrooms, with two bedrooms enjoying a 'Jack n Jill' en-suite shower room offering a perfect blend of comfort and privacy. Built-in storage is a common feature in the bedrooms, ensuring you'll have plenty of space to organise your belongings.

One of the most captivating features of this property is the gardens. The rear garden is complete with a Gazebo and has been professionally landscaped recently and is perfect for entertaining during the summer months or simply enjoying a peaceful morning coffee especially when there is full hard wired internet access available. The double garage offers ample storage and the driveway and front of the house offers ample parking for multiple vehicles.

This is a sought after village location close to good primary and secondary schools and 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.

## Ground Floor

### Entrance Hall

Enter through a composite door to the elegant hallway laid with solid wood flooring that continues throughout the ground floor. An under stair cloak room provides space for cloaks and shoes and an additional built in cupboard provides storage for house hold items. A turned staircase rises to the first floor.

### Living Room 5.33m x 3.81m (17'6" x 12'6")

An elegant and spacious through lounge with a curved bay window to the front with fitted shutters and a feature fire surround with open fire and hearth - so cosy for winter evenings! Wall light points, coving and dado rail as well as Bi fold doors which grant access to the dining kitchen - ideal when entertaining.

### Dining / Sitting Area 3.68m x 3.18m (12'1" x 10'5")

Access via the lounge or kitchen, the dining area provides ample space for a large dining table and chairs and French doors open directly to the rear garden. The space is easily zoned and can provide another sitting area where there is a large picture window to enjoy views across the garden.

### Kitchen Area 3.82m x 5.75m (12'6" x 18'10")

A great family social space being open to the dining and sitting areas and fitted with a range of classic wall and base units painted in Farrow & Ball 'Green Smoke' with granite work surfaces over and a pennisular with breakfast bar and additional storage. Integrated dishwasher, a range cooker and space for a tall fridge freezer. A ceramic 'Belfast' sink sits in front of a window with views across the rear garden and a door gives access to the utility room.

### Utility Room 3.45m x 1.92m (11'4" x 6'4")

Fitted with wall and base units to match the kitchen with work surfaces over incorporating a stainless steel sink with side side drainer and mixer tap. Space and plumbing for a washer machine and dryer along with a wall mounted Worcester boiler and entry door to the side of the property. Windows to the front and rear and entry door to the driveway and side of the house.

### Study/Sitting Room 3.84m x 2.94m (12'7" x 9'8")

Currently used as a home office but with ample space to use as a second sitting room, t.v den, playroom - you choose!. Two windows to the side and front aspect.

### Guest WC

The guest facility offers a low flush w.c and a pedestal hand wash basin along with, a central heating radiator and window to the side elevation.

## First Floor

### Landing

Access to all first floor rooms and offering a window to the side elevation.

### Master Bedroom 5.31m x 3.81m (17'5" x 12'6")

The master suite offers ample space for bedroom furniture and has built in robes to one side providing hanging rails and storage solutions. A large bow window is fitted with shutters and has a lovely window seat to enjoys views of the front garden and street beyond.

### Jack and Jill En-suite

Fitted with a fully tiled walk in shower enclosure served by a mains fed shower, a hand wash basin and low flush w.c. In addition an extractor fan, shaver point and two windows to the front.

### Bedroom 2 3.84m x 2.94m (12'7" x 9'8")

A double bedroom with two mirror fronted built in wardrobes providing hanging rails, shelving and storage. A double-glazed window to the front, down lights to the ceiling and access to the Jack n Jill en-suite shower room.

### Bedroom 3 3.68m x 3.18m (12'1" x 10'5")

A third large double bedroom fitted with a range of wardrobes to one wall. A double-glazed window over looks the rear garden.

### Bedroom 4 2.97m x 2.87m (9'9" x 9'5")

A fourth double bedroom with a double-glazed window overlooking the rear garden. Currently used as a second office space.

## Bathroom

This fabulous sized house bathroom is fitted with a white four piece suite which comprises;- tiled in double ended bath with waterfall tap, a separate walk in shower enclosure served with a mains fed shower, a wall hung basin and close coupled w.c. In addition a vertical central heating radiator, feature tiling to half height and floor. A double-glazed window is placed to the rear elevation.

## Exterior

The property is accessed via a gated gravel driveway which provides off-road parking for several vehicles and is large enough to accommodate a motorhome or caravan, the front garden has mature boundary hedges with a shaped lawn and planted borders. External sockets provide power for security and Christmas lights. To the side of the property you will find a beautiful herb garden stocked well with thyme, rosemary, chives etc. The driveway continues to the side and leads to the large double garage which has power light and eaves storage.

The rear garden is outstanding and has been recently professionally landscaped specifically for entertaining, family living and easy maintenance. It really has to be seen to be appreciated! An Indian stone pathway leads you around a manicured lawn bordered by planted flower beds and ends at a the large gazebo which provides external power sockets and hardwired internet connections making it perfect for working from home in the sunshine or entertainng friends in the evening under the festoon lights. Stepping stones across the lawn take you to some raised vegetable beds - ideal for the home chef! More flowerbed borders stocked well with perennials and shrubs, exterior and feature lighting complete this beautiful and well thought out exterior living space.









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