



The Avenue | Scholes | LS15 4AS

£550,000

Four/Five Bedroom Detached House | Council Tax Band F | EPC Rating D

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* DETACHED FLEXIBLE RESIDENCE * FOUR/FIVE BEDROOMS * TWO RECEPTIONS * FABULOUS PLOT & GARDEN *

This immaculate EXTENDED residence on the historic Arthursdale Estate in Scholes is beautifully presented and offers a generous plot and living space. Offering complete flexibility with a ground floor fifth bedroom and shower room which could be used as a home study if an extra bedroom isn't needed or for multi-generational living. Nestled in a sought-after village location of Scholes surrounded by serene green spaces and walking this would make an ideal home for families seeking tranquillity and outdoor adventures right on their doorstep.

A fabulous spacious dining kitchen to the rear of the home has been skilfully extended to undoubtedly create the heart of the home. Ideal for entertaining guests, parties or family gatherings. A testament to modern design and functionality with ample space for dining table and chairs and access to the rear garden. The additional sitting/tv room allows space to bring the whole family together.

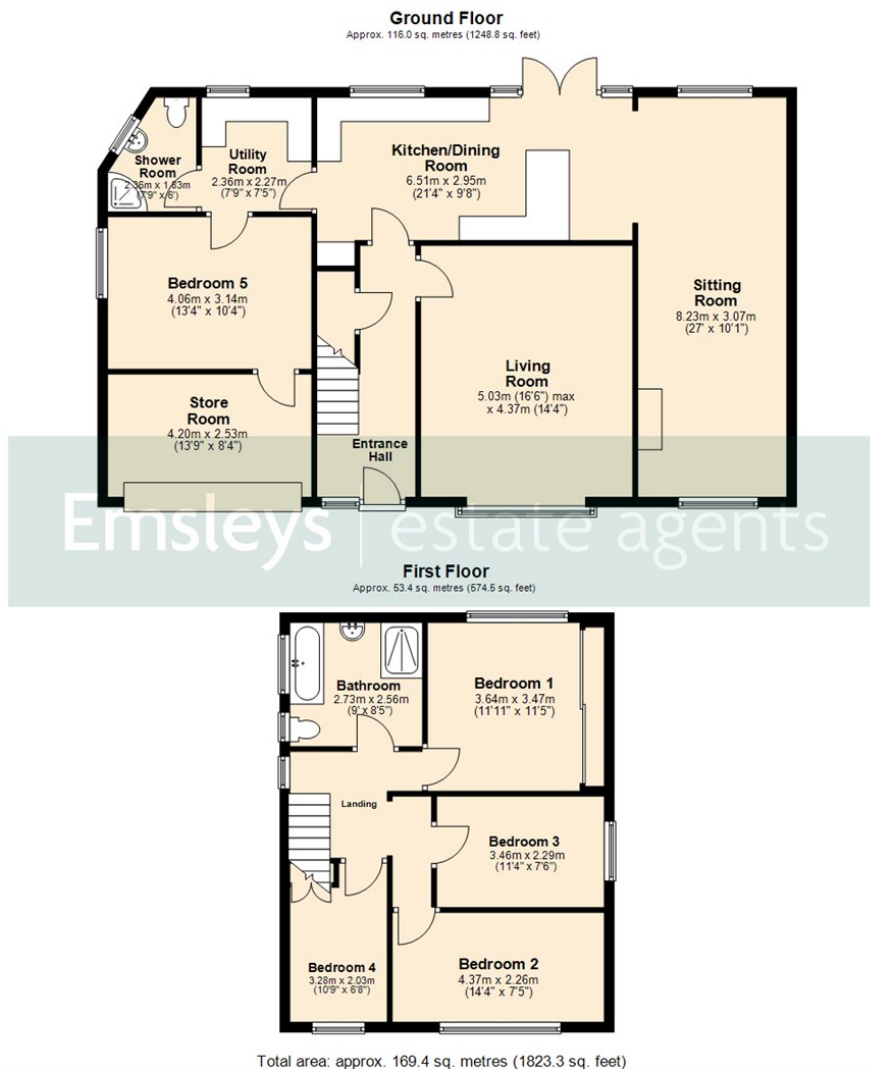
The sleeping accommodation does not disappoint either. Boasting four well-proportioned bedrooms on the first floor with the addition of a large family bathroom offering a modern four piece suite.

One of the most captivating features of this property are the gardens. The rear garden is south facing and is perfect for entertaining during the summer months or simply enjoying a peaceful morning coffee and it comes complete with a Hot tub! The storage garage and the driveway can be found at the front of the house adding the convenience of ample off road parking.

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







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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