



MOUNT PLEASANT, SCARCOFT LS17

GUIDE PRICE £995,000

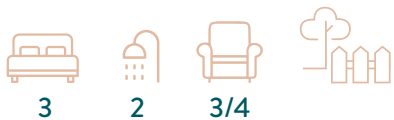


An impressive and beautifully presented family home.

Mount Pleasant Farm is an impressive and beautifully presented stone built family home.

Having been the subject of a programme of renovations and remodelling, the property has been sympathetically modernised throughout and now offers, stylish interior décor and high quality, contemporary fixtures and fittings, along with an abundance of charm and character, with original beams, wooden plantation shutters, a private landscaped garden and double garage – redefining luxury living.

In brief the property comprises; entrance hall with w/c and utility/ laundry room which has plumbing for a washing machine and dryer, a sink, fitted storage for cloaks and coats.



Tenure
Freehold

Local Authority
Leeds City Council

Council Tax Band
F

EPC Rating
D





Kitchen/ dining sitting room spanning the entire length of the ground floor, with stone flooring, shaker style units, integrated appliances, feature stone fire surround with log burning, a cosy space to relax and plenty of space for a dining table in the newly extended orangery – two sets of bi fold doors lead out to the private patio and fire pit.

Adjacent to the kitchen is a second reception room, currently utilised as a sitting room, again with feature fire surround, log burning stove and dual aspect windows.

Completing the downstairs layout is a cosy sitting room and home office. To the first floor the sizeable landing provides plenty of storage including and airing cupboard, to the front is a jaw dropping principal bedroom with views over the garden, a fully fitted walk-in wardrobe and a newly fitted en suite shower room, with back lit mirror.

Two further double bedrooms, one benefits from the use of an en suite shower room and a large modern house bathroom, with both bath and walk in shower.

Outside.

A secure gated entrance leads to a generous private gravelled driveway with parking for numerous vehicles and access to the fantastic double garage. The mature hedging around the plot offers great privacy and fantastic curb appeal to the front and side of the house.

Mainly laid to lawn with planted borders, mature hedging and perfectly placed patio seating. The private outdoor space is thoroughly designed to enhance every moment, from peaceful mornings enjoying a cup of coffee in the garden to entertaining around the firepit or the superb oak framed covered outdoor seating area.

The seamless flow from the interior to the outdoor living space is superb and the garden is a perfect place to enjoy and entertain with friends and family.





Location LS17 9HZ

This beautifully unique home is located in the popular village of Scarcroft and perfectly placed for the commuter with easy access to Leeds City Centre, the market town of Wetherby and further afield via the A58 and A1/M1. Situated within easy access for the nearby suburbs of Moortown, Alwoodley and Oakwood and is well served with quality amenities as well as numerous championship golf courses and The Grammar School at Leeds and Gateways School at Harewood. Street Lane in Roundhay is close by and offers fashionable shops, bars and restaurants as well as amenities catering for everyday needs.

Services

We are advised that the property has gas central heating, mains water and mains drainage.



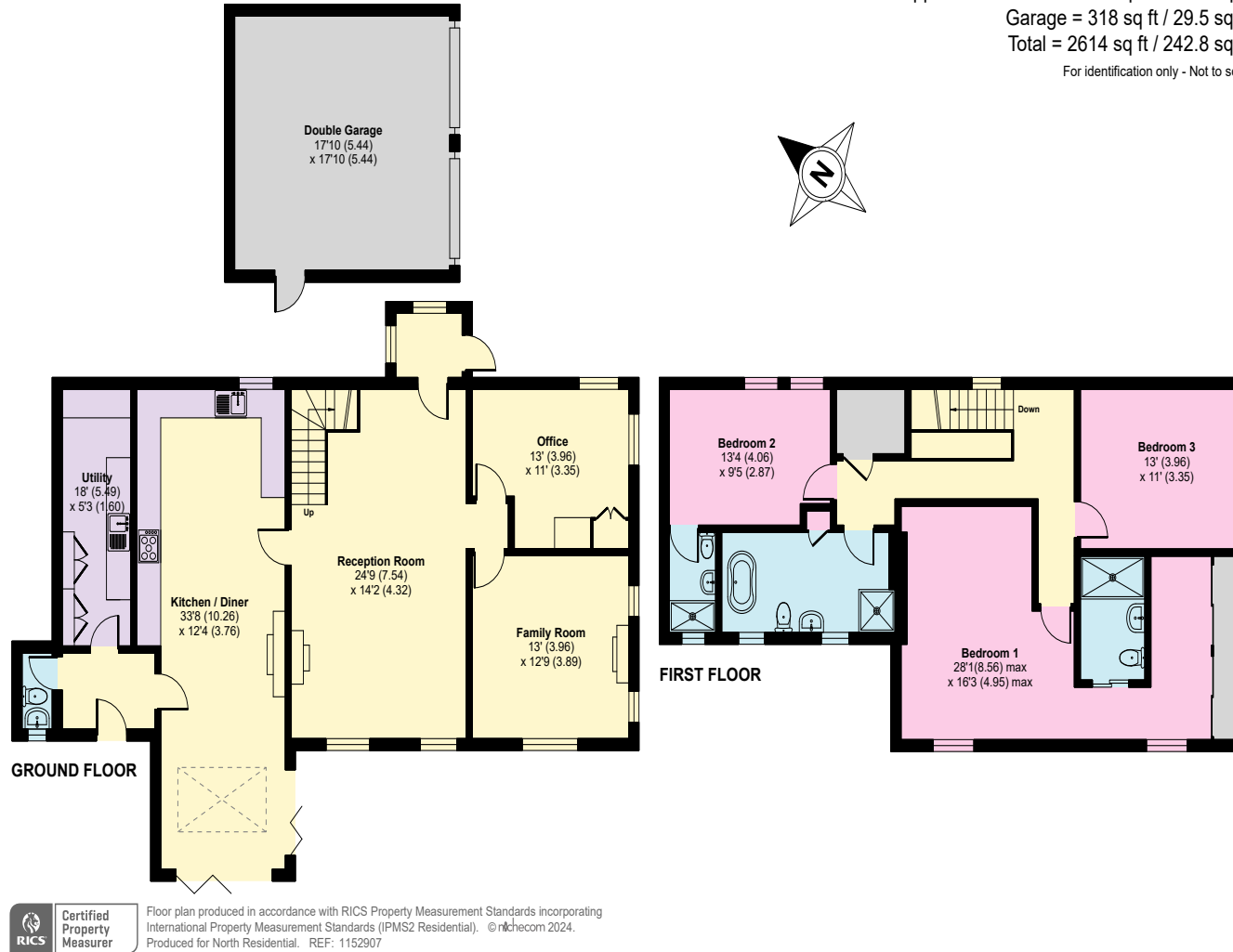
Tarn Lane, Leeds, LS17

Approximate Area = 2296 sq ft / 213.3 sq m

Garage = 318 sq ft / 29.5 sq m

Total = 2614 sq ft / 242.8 sq m

For identification only - Not to scale



LEEDS OFFICE - 0113 526 0711 - ROUNDHAY LS8

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by North Residential in the particulars or by word of mouth or in writing ("Information") as being factually accurate about the property, its condition or its value. Neither North Residential nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at www.northresidential.co.uk.

Particulars dated January 2024. Photographs and videos dated January 2024.

North Residential is the trading name of Knight Frank Harrogate Limited, a company registered in England and Wales with registered number 11986429. Our registered office is at 24 Albert Street, Harrogate, North Yorkshire, HG1 1JT.

