



**Leeds Road, Scholes Leeds LS15 4DB**



**welcome to**

**Leeds Road, Scholes Leeds**

William H Brown is proud to present to the market this THREE bedroom SEMI-DETACHED house for sale now. This property is NOT TO BE MISSED, beautifully presented throughout this is the perfect family home for those looking to make a house a home. Call us now on 0113 260 0945.



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This property comprises on the ground floor in brief; welcoming entrance hall giving access to the lounge, dining room, kitchen, shower room and staircase rising to the first floor. To the first floor there is a landing leading to three bedrooms; two with integrated wardrobes, and the family bathroom. Externally, this property benefits from a large driveway to the front providing off-street parking for multiple vehicles. Additionally, to the rear there is a beautiful landscaped south facing garden with patio area; perfect for summertime entertaining. A real highlight to this property is the scenic views from to the rear which stretches into the distance, giving a sense of openness and tranquility.

Scholes is a popular and sought after village situated to the East of Leeds. There is a selection of schools for all ages, local parks & excellent shopping facilities, including the Crossgates Shopping Centre, with reliable and regular bus service. For the commuter excellent vehicular access to A63, A58, A64, A1 /M1 links, the outer Ring Road, and East Leeds Orbital Route.

### **Entrance Hall**

### **Lounge**

12' 9" x 14' 2" ( 3.89m x 4.32m )

### **Dining Room**

12' 4" x 9' 6" ( 3.76m x 2.90m )

### **Kitchen**

18' 2" x 9' 6" ( 5.54m x 2.90m )

### **Shower Room**

### **First Floor**

### **Bedroom One**

9' 8" x 12' ( 2.95m x 3.66m )

### **Bedroom Two**

12' 3" x 11' 3" ( 3.73m x 3.43m )

### **Bedroom Three**

7' 3" x 8' 6" ( 2.21m x 2.59m )

### **Bathroom**

### **Loft**

### **Garage**

9' 2" x 20' 9" ( 2.79m x 6.32m )



***view this property online*** [williamhbrown.co.uk/Property/CGT110241](http://williamhbrown.co.uk/Property/CGT110241)



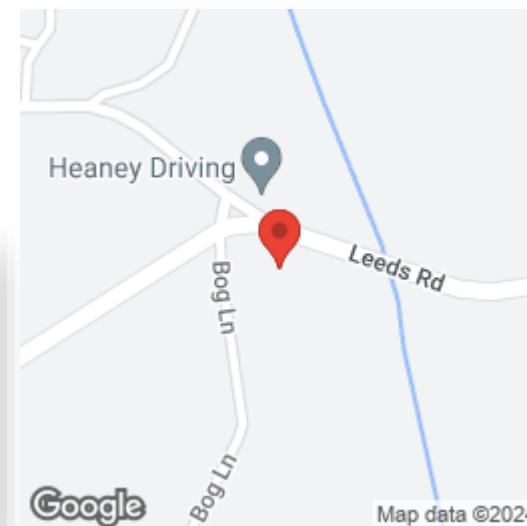
welcome to

## Leeds Road, Scholes Leeds

- \*\*\*NO FORWARD CHAIN\*\*\*
- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- KITCHEN/DINING ROOM/LOUNGE
- SHOWER ROOM AND BATHROOM

Tenure: Freehold EPC Rating: C

# £385,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT110241 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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