



The Approach, Scholes LEEDS LS15 4AN

welcome to

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Ground floor:

The home opens into a welcoming porch leading into a bright and spacious lounge area, ideal for family living and relaxation. To the rear, the open-plan kitchen/diner is perfect for entertaining, with modern units and access to the rear garden.

First floor:

Upstairs comprises three well-proportioned bedrooms - two doubles (bedroom 1 and bedroom 2) and a single (bedroom 3) - all accessed via a central landing. A family bathroom is conveniently located next to bedroom 2.

With its generous layout, outdoor space, and desirable location, this property is ideal for growing families or first-time buyers. Early viewing is highly recommended.

Ground Floor

Lounge

14' 5" MAX x 13' 5" MAX (4.39m MAX x 4.09m MAX)

Kitchen/Diner

14' 5" MAX x 10' 3" MAX (4.39m MAX x 3.12m MAX)

First Floor

Bedroom One

8' 3" MAX x 15' 8" MAX (2.51m MAX x 4.78m MAX)

Bedroom Two

8' 3" MAX x 8' 9" MAX (2.51m MAX x 2.67m MAX)

Bedroom Three

5' 9" MAX x 8' 7" MAX (1.75m MAX x 2.62m MAX)

Bathroom



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The Approach, Scholes LEEDS

- **GUIDE PRICE - £280,000 £290,000**
- THREE BEDROOMS - SEMI-DETACHED HOUSE
- OPEN PLAN KITCHEN AND DINING ROOM
- OFF-STREET PARKING; DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CGT110735 - 0004

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