



## Wetherby Road, , Scarcroft, LS14 3BB

- THREE BEDROOM SEMI DETACHED HOUSE
- OPEN PLAN KITCHEN/DINING ROOM WITH LOUNGE AREA
- OFF STREET PARKING FOR MULTIPLE CARS

- PRIVATE GARDEN WITH FIELD VIEWS WHICH IS SOUTH EAST FACING
- MASTER BEDROOM WITH BALCONY OVERLOOKING STUNNING VIEWS
- EPC RATING C / COUNCIL TAX BAND E

**Asking Price £495,000**





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An extended three bedroom semi-detached family home which sits within the heart of this wonderful village, whilst adjoining open countryside and boasting beautiful views.

Occupying a prominent position, nestled within the edge of "Scarcroft" village is this imposing semi-detached family home. The property which has been extended by the current owner and has also had the roof replaced this year, measuring to a impressive 1,582 square feet, now offers an ideal family purchase.

On entering the property, the discerning purchaser is first greeted by a spacious and welcoming entrance hall which provides access to all the principal rooms to the ground floor. The lounge features a stunning electric fire and offers a relaxing environment.

Progressing further into the property, this delightful home begins to provide a glimpse of the space on offer. The extended open plan kitchen/dining room/livingroom adjoins and provides a central hub to this family home that can be enjoyed by all. Fitted with a comprehensive range of white high gloss wall and base units and a 3m quartz central island and quartz preparation surfaces and two integrated electric ovens, hob, full sized fridge, full sized freezer and dishwasher, giving a light and modern feel. There is a useful utility/storage room, that has plumbing for a washing machine and space for a dryer, and a ground floor bathroom finished to an immaculate standard including roll top bath, vanity unit, and low level W.C

Stairs from the entrance hallway lead to the first-floor landing which provides access to all the first-floor accommodation. The spacious master bedroom with fitted wardrobes, also a spectacular stunning private balcony area via French patio doors with steel hand rails and safety glass giving the benefit of stunning countryside views. There are a further two bedrooms – The second bedroom also has the benefit of stunning countryside views, and a modern appointed house shower room which incorporates a walk in shower unit, sink basin and W/C. The elevated position of the property ensures each bedroom affords far reaching views over the surrounding countryside.

Outside, the grounds of this home are well-enclosed and provide an excellent degree of privacy with high wrought iron gates. The south facing rear garden which has been carefully planned and landscaped offers an extensive lawn area which adjoins open countryside, alongside a stone flagged patio area which ensures this beautiful garden is enjoyed by all the family. To the front a private driveway offers parking for numerous family sized vehicles.

Scarcroft Village is conveniently placed for the commuter with superb access to the A58 to Leeds city Centre and to the A1 linking with the region's excellent motorway network. The renowned Leeds Grammar School is within approximately a three-mile drive, whilst, the neighbouring village of Collingham supports a good range of amenities and a further range of amenities catering for most daily needs can also be found in the neighbour market town of Wetherby, only a short drive away.





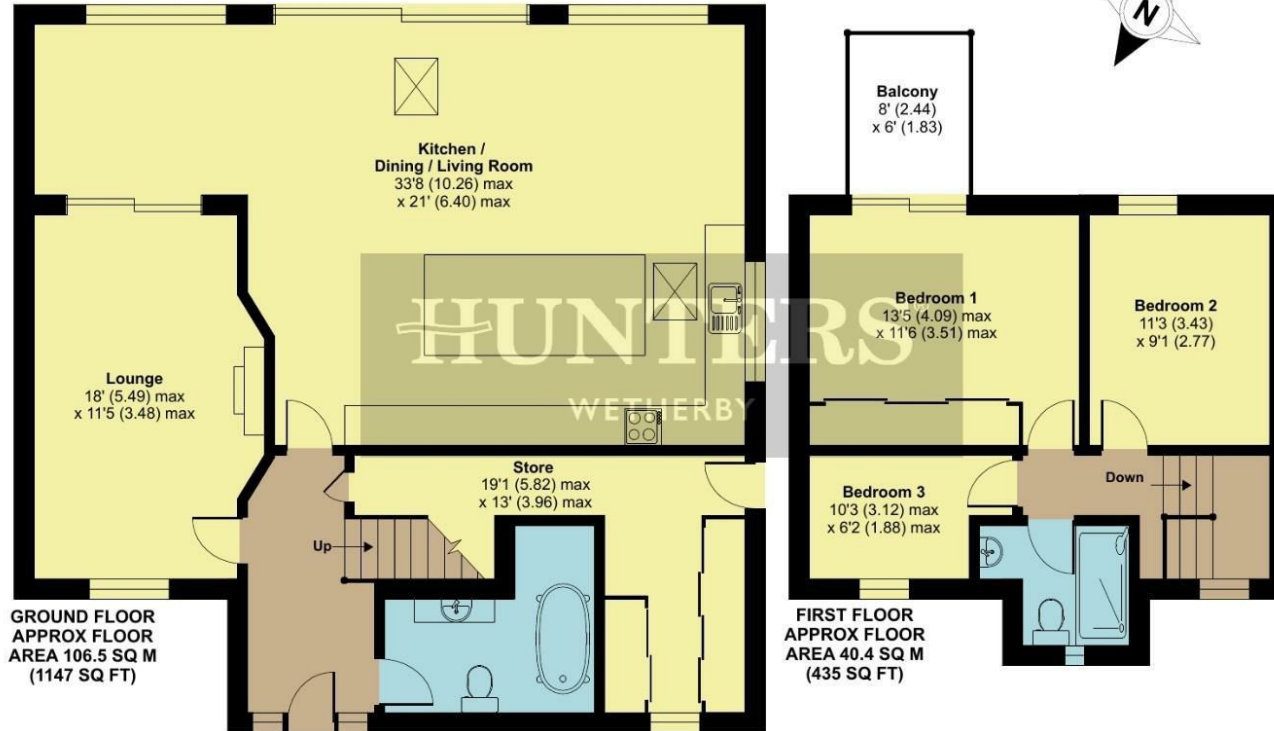
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# Wetherby Road, Scarcroft, Leeds, LS14

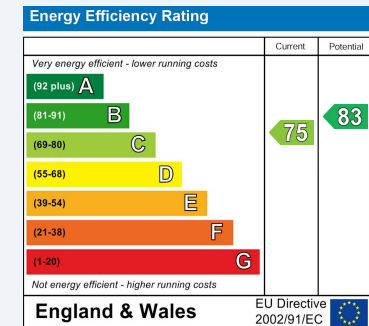
Approximate Area = 1582 sq ft / 146.9 sq m

For identification only - Not to scale



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [wetherby@hunters.com](mailto:wetherby@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2024. Produced for Hunters Property Group. REF: 1140331



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