

HUNTERS®

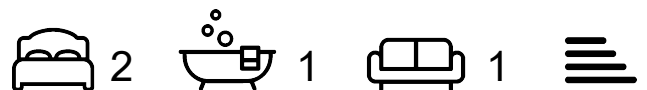
HERE TO GET *you* THERE



Marlborough Court

Scarcroft, Leeds, LS14 3JR

£895 Per Calendar Month



Spacious and extremely well presented first floor apartment situated in this purpose built development with an attractive stone exterior. The location provides excellent access to Leeds city centre and the local amenities of Wetherby. The property benefits from gas fired central heating and timber framed double glazed windows, the property briefly comprises of; Private entrance hall, spacious Lounge, inner hall, two double bedrooms (master with en-suite facilities), bathroom and kitchen. Single garage and allocated space provide off street private parking.



LOCATION

Scarcroft is a much sought after village located just off the A58 Wetherby/Leeds road and is within driving distance of the A1/M1 link road. The village offers amenities with a further facilities available in nearby town of Wetherby with golf courses, restaurants and shops. The property also lies within close proximity to other West Yorkshire centres and Leeds/Bradford airport.

DIRECTIONS

Leave Wetherby via the A58 and continue to Scarcroft and at the roundabout, with the Bracken Fox public house to your right, turn left into Thorner Lane and right onto Stonefield Lane. Marlborough Court is situated on the right hand side. The property can be identified by a Hunters For Sale Board.

PRIVATE ENTRANCE

Carpeted entrance with central heating radiator*.

LOUNGE/DINER

Designed to a contemporary manner this spacious lounge offers excellent living space and dining. With central gas coal effect fire* with timber surround and mantle. Timber double glazed window to front aspect. Useful over stairs storage cupboard. Decorative ceiling coving. Recessed ceiling lights*. Central heating radiator* Carpeted with wall mounted light fittings*.

KITCHEN

Fitted with a range of base and wall units with matching preparation surfaces. Stainless steel sink and drainer with mixer tap. Tiled splash backs. Linoleum flooring. Four ring gas hob and electric oven* with stainless steel extractor hood. Halogen ceiling lights*. Plumbing for washing machine and space for fridge freezer. (Agent note: Please note unused white goods may be available to p...

KITCHEN ANOTHER ANGLE

X

INNER HALL

Airing cupboard housing gas combination boiler* and useful storage with shelving. Loft hatch.

BATHROOM

Modern fitted three piece suite comprising of white panelled bath with modern chrome taps and wall mounted mains shower with attachment. Low level flush WC and pedestal hand basin with modern chrome taps. Shaver point* Part tiled walls. Central heating radiator*.

MASTER BEDROOM

Double bedroom with timber double glazed window to front rear aspect. Double fitted wardrobe with mirrored sliding doors. Central heating radiator*. Carpeted.

EN-SUITE SHOWER ROOM

Modern white suite comprising of walk in shower with mains shower*. Low level flush WC and pedestal hand basin with modern chrome taps. Tiled walls and ceramic tiled flooring.

BEDROOM TWO

Double bedroom. Timber double glazed window to rear aspect. Central heating radiator*. Fitted wardrobe with sliding mirrored doors.

GARAGE/PARKING

Single garage with up and over door, power and light* along with parking allocation outside garage.

COMMUNAL GARDENS

Delightful lawned gardens provide communal outside space with a selection of mature shrubs.

TENURE

Leasehold

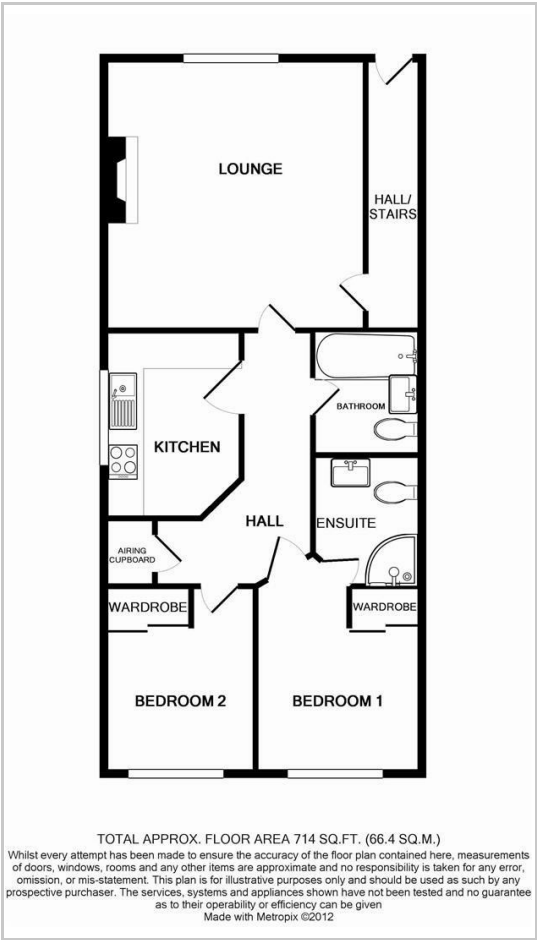
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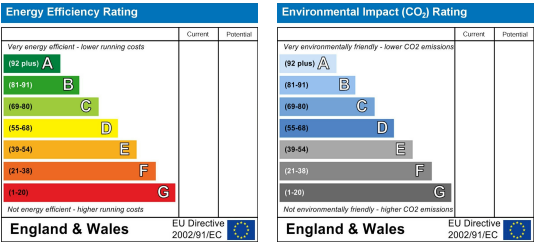
Area Map



Floor Plans



Energy Efficiency Graph



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.