

Mike  
**Dobson**



**523 Leeds Road**  
Scholes, Leeds, LS15 4DA

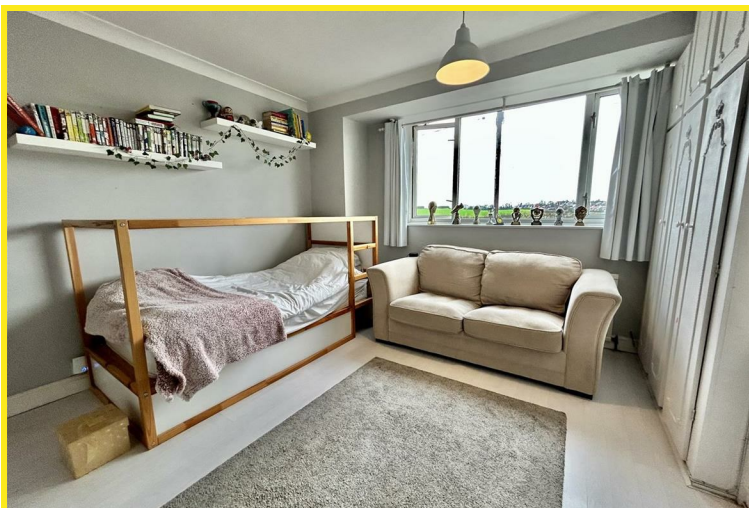
**£345,000**



# 523 Leeds Road

An opportunity has arisen to purchase this spacious four-bedroom semi-detached house situated within the sought after village of Scholes and having easy access to local amenities. The accommodation briefly comprises front entrance porch, hallway, lounge/diner, kitchen, conservatory, three bedrooms to the first floor with bathroom/WC and a further double bedroom to the second floor with en-suite shower room and walk in wardrobe. In addition, the property has PVCu double glazing throughout, gas central heating with combination boiler, feature fireplace to lounge with open grate fire, fitted kitchen with provision for range cooker and integrated dishwasher, brick and PVCu double glazed conservatory with patio doors leading to the rear garden, white bathroom suite with jacuzzi bath, vanity wash basin and low flush WC housed in vanity display. The top floor bedroom benefits from an en-suite with double walk in shower cubicle, pedestal wash basin and a low flush WC. Externally a driveway provides off road parking with timber gates that lead to a single garage with up and over door. the front garden is mainly lawned with plants and shrubs to the border. The rear garden is private and enclosed with paved patio seating area and artificial lawn. The property has open fields views to the front and rear of the property. Chain free

An early viewing is highly recommended.

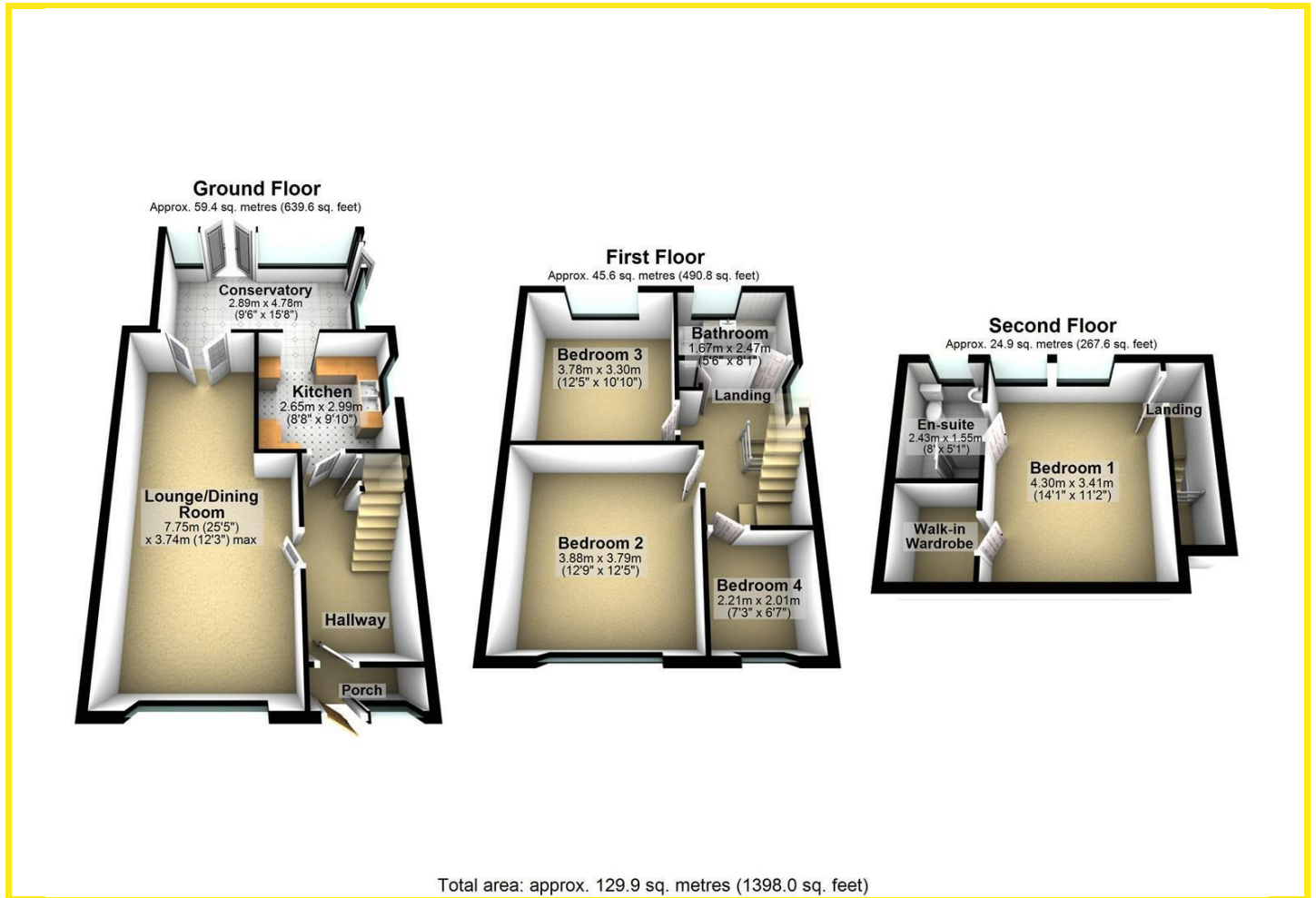




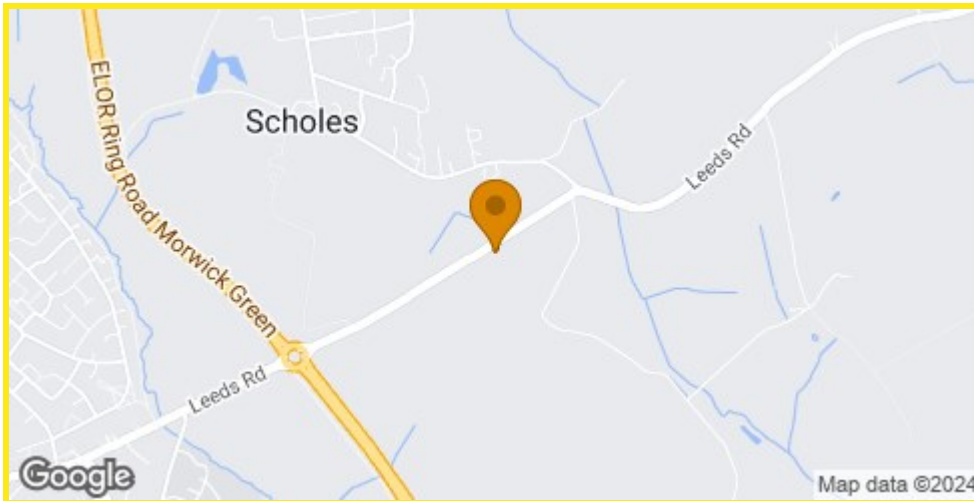




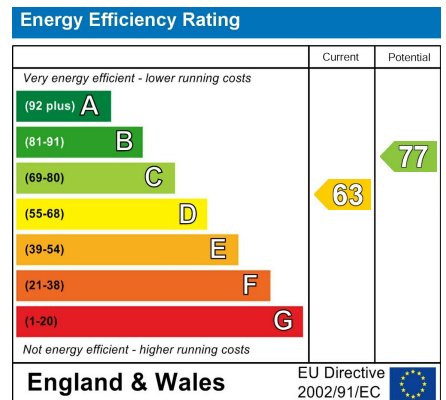
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth office turn right onto Main Street and proceed ahead to the traffic lights. Continue over and onto Barwick Road and into the village of Barwick in Elmet. At the 'T' junction turn left onto Leeds Road and continue along where the property can be found between the villages of Barwick- In- Elmet and Scholes and as indicated by our agents board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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