

Mike
Dobson



21 Lyndhurst Road
Scholes, Leeds, LS15 4BP

£615,000

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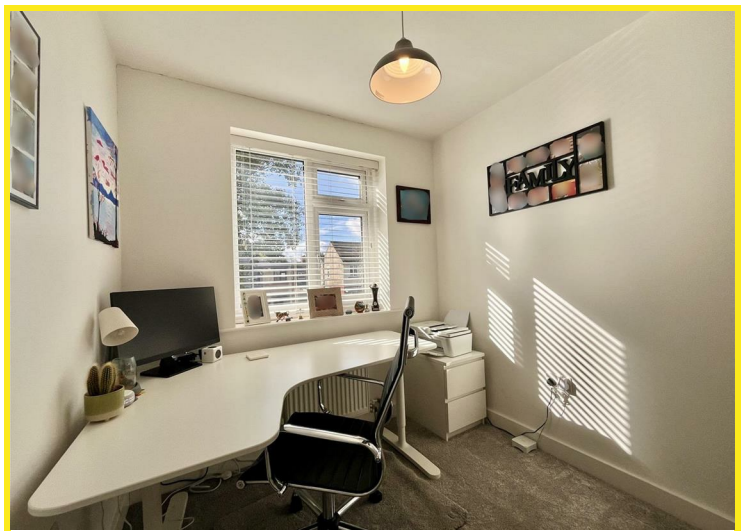
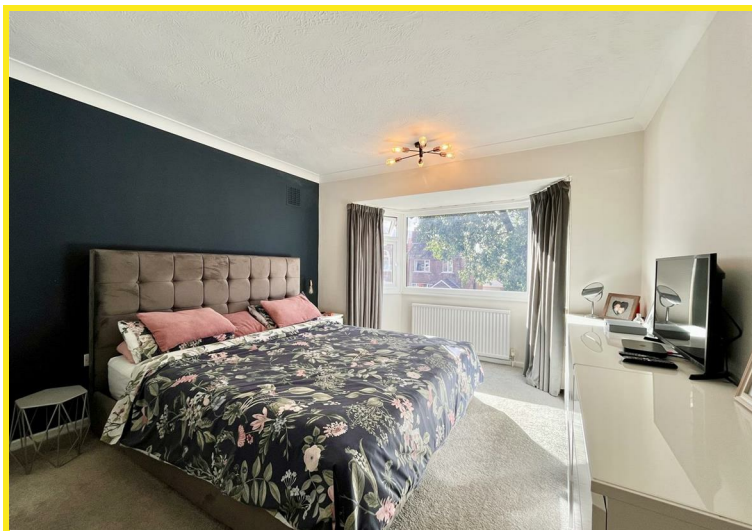
We are delighted to sell an extremely well presented four bedroom extended detached family home located in the village of Scholes.

The spacious accommodation comprises entrance hall, separate W.C., lounge, kitchen/diner/living room, utility room, play room, first floor landing, bedroom one, en-suite shower room, bedroom two, bedroom three, bedroom four, and bathroom/W.C.

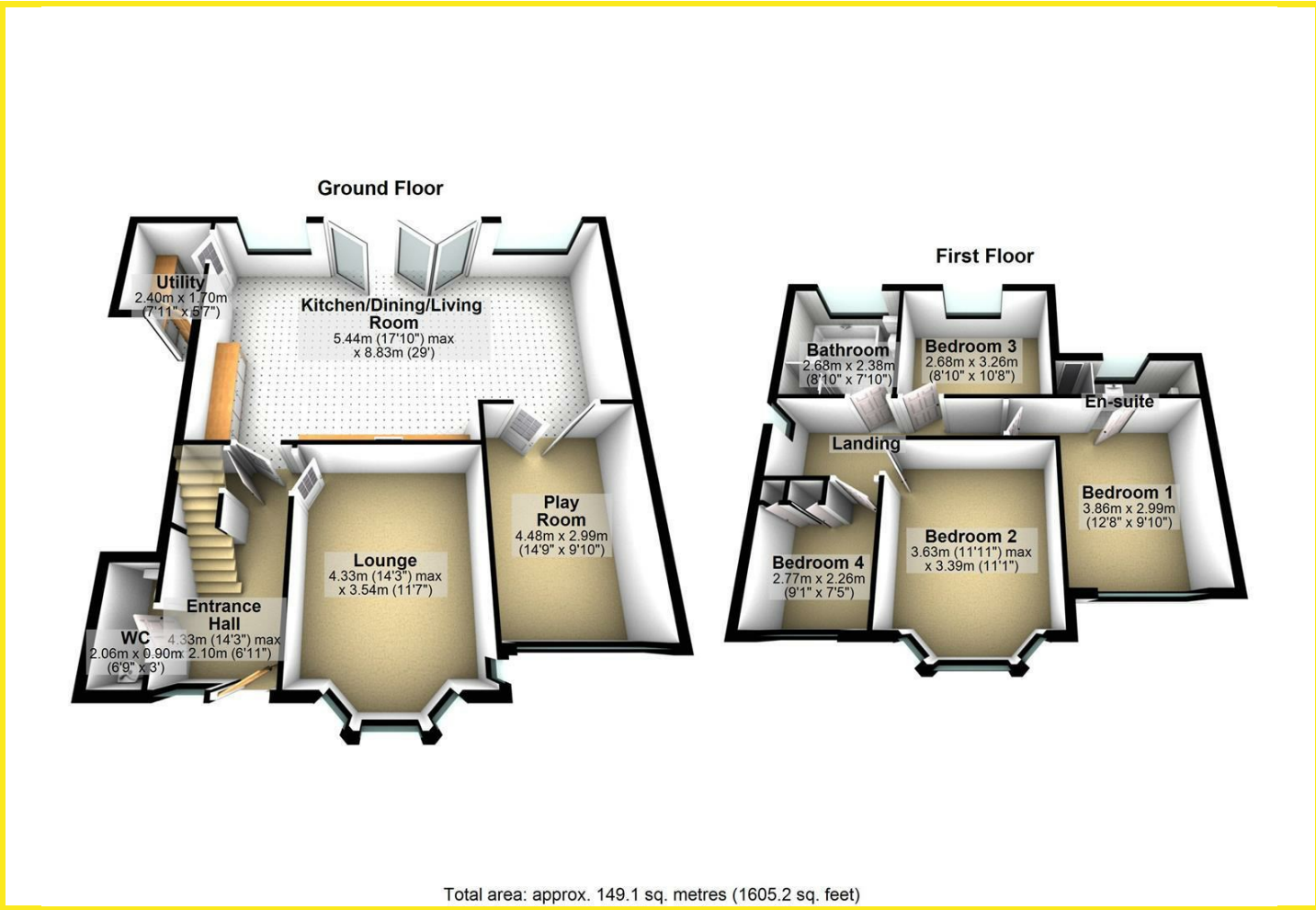
In addition the property has PVCu double glazed windows, composite entrance doors, gas fired central heating with Worcester combination boiler being new in 2019 and serviced every year since installation, stunning kitchen with underfloor heating, Velux windows, large picture windows, bi-folding doors and integrated appliances including fridge/freezer, double oven, five ring gas hob, extractor and dishwasher, utility room having plumbing and space for washer/dryer, electric log burner effect fire, loft access with pull down ladder, being fully insulated, fully boarded and having a light, en-suite to bedroom one and separate shower and bath to the fully tiled family bathroom.

Externally, to the front of the property is a lawned garden with stone border. A block paved driveway provides ample off road parking and leads to a detached garage with up and over door. The garage has power, light and French doors to the rear. To the rear of the property is a fully enclosed lawned garden with Indian stone seating area. There is also an EV charging point, outside tap, external power point and external lighting.





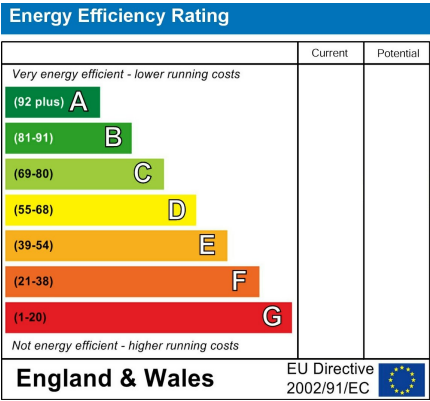
Floor Plan



Area Map



Energy Efficiency Graph



Directions

From the A64 Leeds/York Road turn into Scholes on Station Road. On entering the village take the third turning left on to Lyndhurst Road. Alternatively from the direction of Barwick-in-Elmet enter the village on Main Street. Continue on to Station Road. From this direction Lyndhurst Road is the fourth turning off Station Road on the right hand side.