



Scott Hall Road, Leeds LS17 5PG

welcome to

Scott Hall Road, Leeds

A five bedroom semi detached family home, beautifully presented throughout with spacious living accommodation. Arranged over three floors with large driveway & private rear garden. This is a great property offering ready to move into accommodation and would be perfect for a family looking to upsize



Ground Floor

Entrance Hall

Enter from the front into the welcoming hallway with a useful understairs storage cupboard, wood flooring, radiator, door to the guest wc and stairs leading up to the first floor.

Guest Wc

Always useful to have in a busy family home, fully tiled with a wc, wash hand basin with vanity unit below, chrome heated towel rail and a double glazed window to the front.

Lounge

14' 6" x 13' 1" (4.42m x 3.99m)

A spacious, bright and airy room having a gas fire with feature fireplace, wood flooring and a large double glazed bay window to the front.

Dining Room

19' x 13' 1" (5.79m x 3.99m)

A generously sized family room having a gas fire with feature surround, wood flooring and a large double glazed bay window to the rear overlooking the garden and allowing a good amount of natural light to flow through.

Kitchen

13' x 12' 4" (3.96m x 3.76m)

A well presented kitchen offering a range of wall and base high gloss units with complimenting worksurfaces incorporating a sink and drainer with a tiled splashback. There are spaces for all appliances including a large range oven, washing machine, dishwasher and American style fridge freezer. There is vinyl flooring, a double glazed window to the rear and a side access door.

First Floor

Bedroom Two

15' 4" x 13' 4" (4.67m x 4.06m)

A good size double bedroom positioned to the front elevation with neutral decor, wood flooring and a large bay window to the front.

Bedroom Three

16' 6" x 13' 3" (5.03m x 4.04m)

A large double bedroom positioned to the rear elevation with neutral decor, wood flooring and a large double glazed bay window.

Bedroom Four

10' 1" x 8' 6" (3.07m x 2.59m)

A generous single bedroom positioned to the rear elevation with wood flooring and a double glazed window.

Bedroom Five

10' 1" x 7' 8" (3.07m x 2.34m)

A good size single bedroom positioned to the front elevation with wood flooring and a double glazed bay window.

Bathroom

A well presented, modern bathroom, fully tiled and fitted with a three piece suite comprising of a 'P' shaped bath with shower above, wall mounted wash hand basin, wc and two double glazed windows to the side.

Second Floor

Bedroom One

18' 2" x 18' (5.54m x 5.49m)

A spacious double bedroom with laminate flooring throughout, ceiling spotlights, two skylights allowing a good amount of natural light to flow through and access to en suite facilities.

En Suite

Part tiled and fitted with a three piece suite comprising of a corner shower unit, pedestal wash hand basin, wc, chrome heated towel rail and a skylight.

Outside

To the front and side of the house there is a large block paved driveway providing off street parking for multiple vehicles and leads to a single detached garage. The block paving continues to the rear of the house providing a generous area for outdoor seating

and there is a lawned, low maintenance area beyond with hedge borders keeping the garden private.

Garage

A single detached garage for secure parking or storage.



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welcome to

Scott Hall Road, Leeds

- Semi Detached Family House
- Five Good Size Bedrooms
- Beautifully Presented Throughout
- Spacious Living Accommodation
- Arranged Over Three Floors

Tenure: Freehold EPC Rating: D

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106730 - 0002

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william h brown



0113 269 6226



moortown@williamhbrown.co.uk



406 Harrogate Road, LEEDS, West Yorkshire,
LS17 6PY



williamhbrown.co.uk