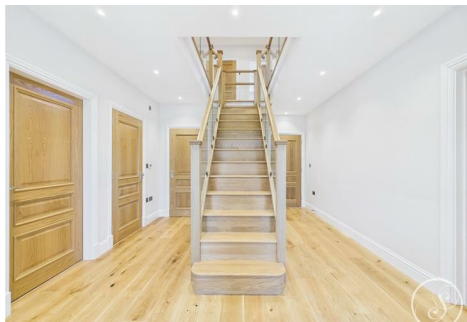# Scarcroft Crescent, Leeds, LS14 3FE

£4,500 Per Calendar Month

Stoneacre Properties are delighted to offer to rent this stunning five-bedroom home situated within a gated development comprising of nine homes. The property has been specially designed with comfort and luxury in mind, whilst encompassing aspects associated with modern living, such as underfloor heating, alarm system, CCTV camera and an air-source heat pump.

As you enter, you are greeted by the entrance hall, featuring an impressive bespoke central staircase, made of solid oak and glass, and a spacious understairs cloakroom. The ground floor further features an office/ study room and formal lounge area complete with log burner. To the rear of the property is the beautiful kitchen/ living/ dining room including a double oven, built in microwave, induction hob and hot water tap. There is also a separate utility room.
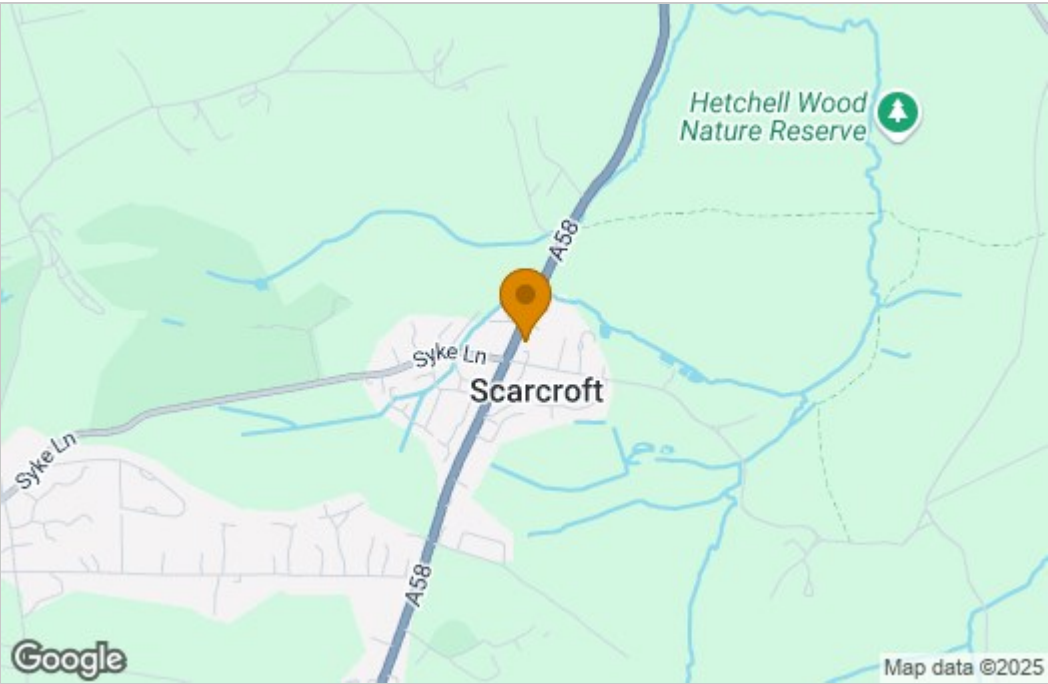
To the first floor are a total of five double bedrooms, two with en-suite shower rooms and an additional family bathroom, all finished to an extremely high standard. The master bedroom boasts an exceptional bespoke built in wardrobe with ample hanging and drawer space.

To the exterior of the property you will find large a rear landscaped garden, accessed through Bi-fold doors in the kitchen or a convenient side passage between the house and the detached double garage. To the front of the property is drive-way parking for up to 4 vehicles and a privately fenced garden space consisting of mainly lawn.
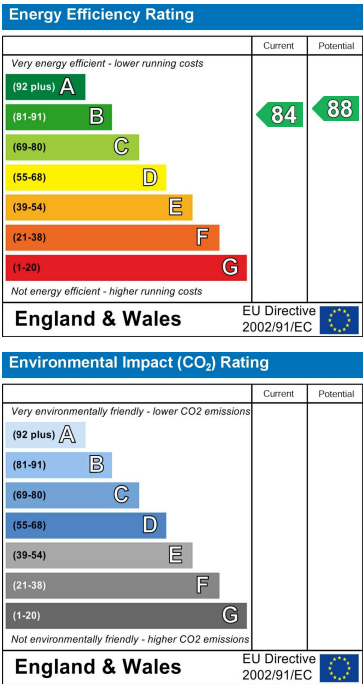
Don't miss the opportunity to become part of this wonderful small community and book your viewing today! AVAILABLE NOW

Floor Plan

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	84	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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