

Newbry  
14 Wayside Crescent, Scarcroft, LS14 3BD



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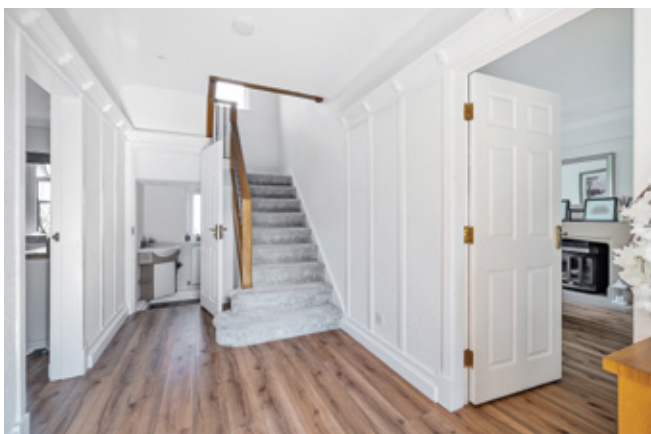
An outstanding detached family house which has undergone some refurbishment and offering superb accommodation in this highly convenient and sought after location. Entrance Hall, Cloakroom, Sitting Room, Dining Room, Family Room, Large Breakfast Kitchen with Dining area, Utility Room, Five Bedrooms, Two with en-suite, Family Bathroom. Good Sized enclosed lawned gardens to rear. Integral Double Garage.

### SITUATION & DESCRIPTION

A partially refurbished and immaculate family home, this spacious five bedroom detached property is located in the sought after village of Scarcroft, on the fringe of Bardsey in a quiet cul-de-sac location and situated on generous plot the property with far reaching views to the rear must be seen to appreciate this beautiful home.

Scarcroft itself is conveniently located almost midway between Leeds and the market town of Wetherby and the area is well served with shopping and recreational facilities including several excellent golf courses and the David Lloyd Leisure Centre. There are also schools of most denominations including the Grammar School at Leeds and Gateways School close by. Leeds/Bradford International Airport is also approximately half an hour's drive away. The village also benefits from a local pub and a newly developed children's play area which is located next to the village hall.





## GROUND FLOOR

**ENTRANCE HALL** 16' 2" x 7' 0" (4.93m x 2.13m) having a newly fitted solid oak floor with, LED lights, thermostatically controlled underfloor heating.

**DOWNSTAIRS WC** with white suite comprising: low level WC and corner hand basin. Window to rear

**LOUNGE** 21' 1" x 11' 6" (6.43m x 3.51m) having feature inset limestone fireplace with wood burning stove, two alcove windows, newly fitted door to front patio and garden. window to rear aspect. LED lights. window to front.

**FAMILY ROOM** 15' 0" x 11' 0" (4.57m x 3.35m) with feature inset wall wood burning stove, large bay window to front aspect. Ceiling chandelier and matching wall lights.

**DINING ROOM/KITCHEN** 12' 7" x 12' 0" (3.84m x 3.66m) with newly fitted oak floor opening up to the Dining Kitchen and double french doors to rear patio and garden, LED lights. Thermostatically controlled underfloor heating.

**BREAKFAST KITCHEN** 25' 0" x 15' 0" (7.62m x 4.57m) having ceramic floor tiles and a range of modern units incorporating granite work tops with extensive range of wall and base cupboards over and under. Central island work station with granite surface and bar stool area, drainer sink unit, fitted appliances with gas range and extractor over, built in double oven and microwave, American fridge/freezer. Dishwasher, Underfloor heating. Access to garage and double French doors to rear patio and garden. LED lights.

**UTILITY** wall and floor mounted units with fitted cupboard and Belfast sink, tiled floor, washing machine and separate tumble dryer. LED lights.

## FIRST FLOOR

**LANDING** window to half landing. LED lights

**MASTER BEDROOM** 14' 10" x 14' 7" (4.52m x 4.44m) having range of built-in bedroom units incorporating wardrobes with cupboards over, large bay window to front aspect, LED lights

**EN-SUITE** white suite comprising of wall mounted vanity wash hand basin, WC, large walk in shower cubicle, heated towel rail, underfloor heating. LED lights, window to front

**GUEST BEDROOM** 10' 10" x 9' 11" (3.3m x 3.02m) with range of built-in bedroom units incorporating wardrobes with cupboards over, window to rear aspect. LED lights



**EN-SUITE** with white suite comprising: twin wash hand basin, WC, large walk in shower cubicle, heated towel rail, underfloor heating. LED lights

**BEDROOM THREE** 12' 0" x 9' 11" (3.66m x 3.02m) having range of fitted bedroom furniture incorporating wardrobes, cupboards and drawers. Window to rear aspect. LED lights

**BEDROOM 4** 13' 0" x 9' 11" (3.96m x 3.02m) having extensive range of fitted bedroom furniture incorporating wardrobes, cupboards and drawers. Window to front aspect. LED lights

**BEDROOM 5** 11' 1" x 6' 11" (3.38m x 2.11m) with white corner hand basin and cupboard under. Window to front aspect. LED lights

**FAMILY BATHROOM** tiled and having white suite comprising: ball & claw bath, wash hand basin, WC, heated towel rail, underfloor heating. Window to rear aspect. LED lights

**INTEGRAL DOUBLE GARAGE** with remote control newly fitted electric rolling door with access to kitchen

## OUTSIDE

good sized gardens to front and larger than average enclosed private garden to rear with views over open countryside.

## COUNCIL TAX

Band F

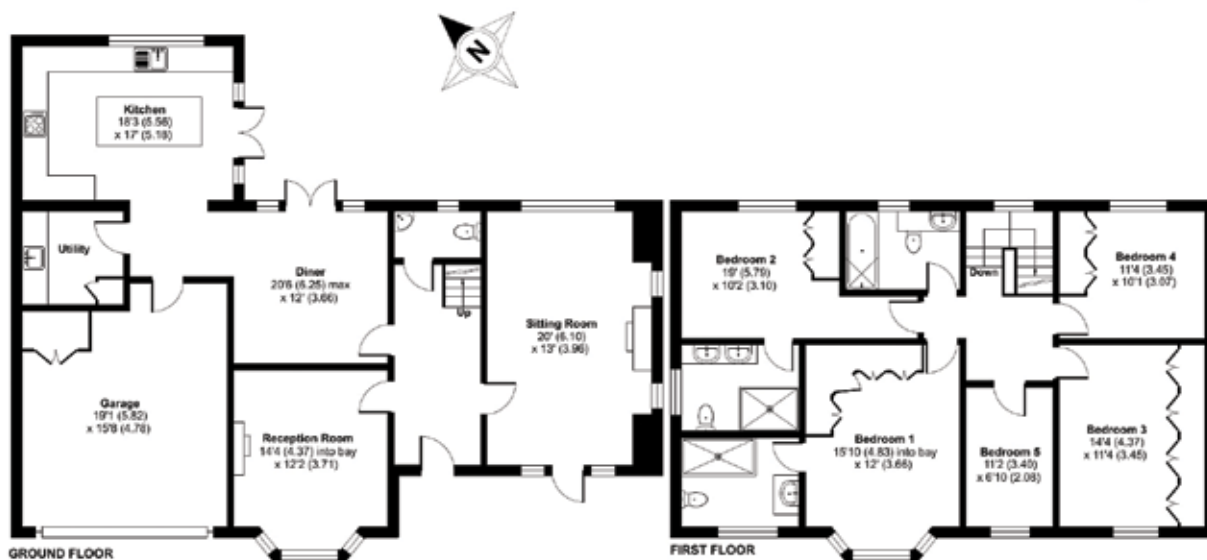
## Wayside Crescent, Scarcroft, Leeds, LS14

Approximate Area = 2089 sq ft / 194 sq m

Garage = 291 sq ft / 27 sq m

Total = 2380 sq ft / 221 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © rldhcom 2024. Produced for Thomlinsons. REF: 1179481



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24 High Street | Wetherby | West Yorkshire | LS22 6LT  
[office@thomlinsons.co.uk](mailto:office@thomlinsons.co.uk)  
[www.thomlinsons.co.uk](http://www.thomlinsons.co.uk)

T. 01937 582748

