TENURE
Freehold.

COUNCIL TAX
Band D (from internet enquiry).

SERVICES
We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL
Room measurements in these particulars are only approximations and are taken to the widest point.

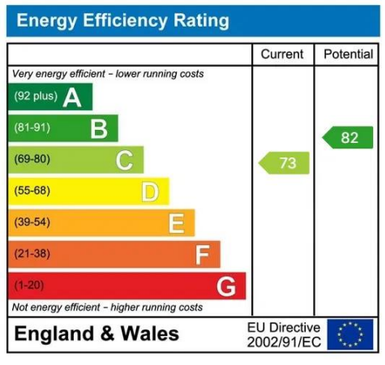
None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING
By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared July 2025



MISREPRESENTATION ACT

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THE GUILD PROPERTY PROFESSIONALS

RICS

Scarcroft ~ 6 Larchwood, LS14 3BN

Having undergone a recent programme of renovations this highly flexible 4/5 bedroom detached property reveals approx. 2075 sqft of tastefully decorated living accommodation (including integral garage). Conveniently located just off Wetherby Road presenting an easy commute to Leeds as well as access to nearby countryside walks.

- PRICED TO SELL – LIMITED TIME ONLY
- Four/five bedroom detached property
- Two double bedrooms with ensuite facility
- Excellent village location
- Spacious lounge with dining area
- Breakfast kitchen with integrated appliances
- Separate utility, guest W.C
- Home office
- Manageable beautifully landscaped gardens
- Driveway parking and integral garage

£699,950 OFFERS OVER

2 4 4

Renton &Parr
CHARTERED SURVEYORS
ESTATE AGENTS
VALUERS
01937 582731
sales@rentonandparr.co.uk
rentonandparr.co.uk

All-round excellence, all round Wetherby since 1950

Property Description

Occupying an established position in the highly regarded village of Scarcroft, this four/five bedroom home offers versatile accommodation arranged over two floors, extended and revealing well planned living spaces and landscaped gardens. The accommodation in further detail comprises:-

Upon arrival, steps to the front entrance opens into a bright and spacious hallway with loft access. Double internal doors lead through to a well proportioned and light filled living room, featuring dual-aspect windows to the front and side complete with gas fired living flame fire.

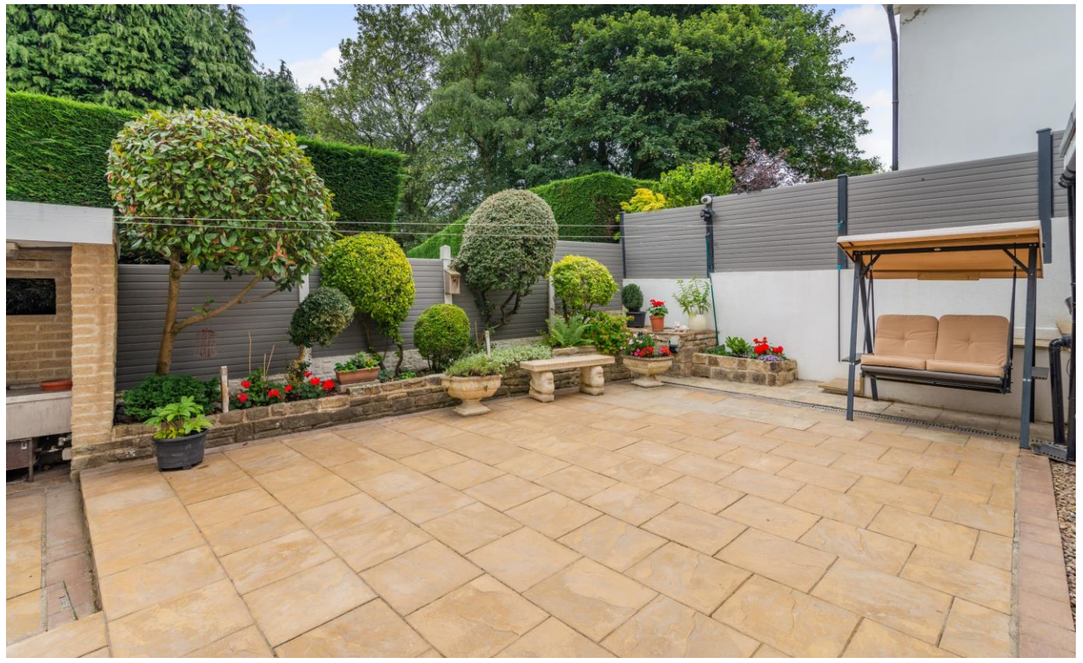
The ground floor accommodation is generous and well thought out. There are three double bedrooms, two of which benefit from en-suite shower facilities and built in wardrobes. A fourth bedroom, currently used as a single, is also fitted with wardrobes and is served by the four piece house bathroom with jacuzzi bath. Notably, bedrooms one and two have direct external access to a private roof terrace, enjoying a peaceful rear facing aspect – ideal for relaxing.

From the landing, steps lead down to the lower ground floor where a cleverly designed space provides a useful home office. The heart of the home is a spacious through lounge and dining area, bathed in natural light from large windows and sliding patio doors which open onto the low-maintenance rear garden.

Accessed from the lounge is a large gymnasium, complete with its own en-suite shower room, stylishly finished with modern white sanitary ware, attractive wall and floor tiling. This flexible and recently converted space could easily serve as a guest bedroom suite.

The breakfast kitchen is fitted with a range of wall and base units, laminate work surfaces and tiled splashbacks. Integrated appliances include an oven with grill above, microwave, 50/50 split fridge freezer and a dishwasher set below a one and a half bowl sink unit. A central island with breakfast bar houses a hob and overhead extractor, with space for an additional under counter fridge. A window provides a pleasant outlook over the garden and a single external door offers direct access outside.

Adjacent to the kitchen is a practical utility room, complete with modern wall and base units, stainless steel sink, worktop and plumbing for both washing machine and tumble dryer. A recently updated guest WC features a vanity wash basin and tiled flooring. A further internal door provides access to the integral garage, with electric up and over door, power and lighting, charging point, wall mounted gas boiler. Along with a Tandoor oven with extractor.

To the outside, the property enjoys a well-maintained front garden with decorative planted borders and driveway parking for one vehicle, there is further parking to the side. A hand gate gives access to the enclosed rear garden, thoughtfully landscaped for low-maintenance living, with a large stone-flagged patio, raised flower beds with mature shrubs and trees, fenced boundaries and brick built outdoor BBQ area. An outside store benefits from power and lighting, while external water taps and outdoor sockets further enhance the functionality of the garden space – perfect for alfresco dining and outdoor entertaining.

Gross internal floor area including Garage, excluding Shed (approx.): 192.7 sq m (2,075 sq ft)
Gross internal floor area excluding Garage and Shed (approx.) 175.2 sq m (1,886 sq ft)
Not to Scale. Copyright © Apex Plans. For illustrative purposes only.