

HUNTERS[®]

HERE TO GET *you* THERE



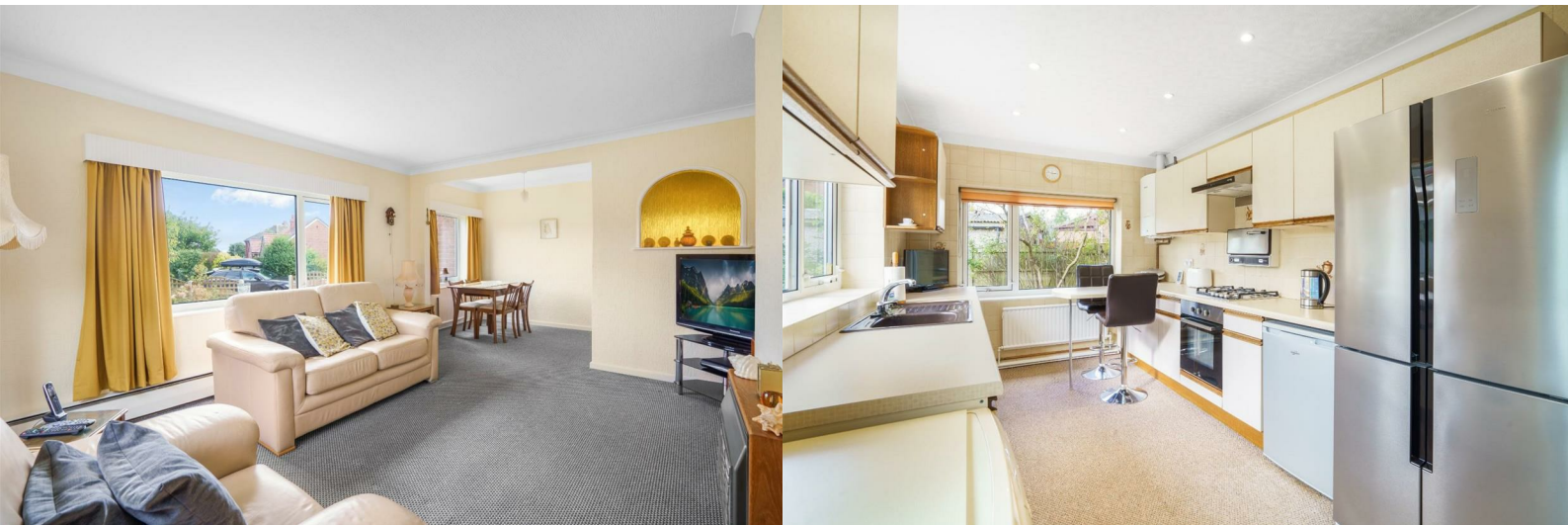
Lyndhurst View

Scholes, Leeds, LS15 4AF

Asking Price £395,000



Council Tax: E



6 Lyndhurst View

Scholes, Leeds, LS15 4AF

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Front Porch

6'9" (max) - 4'10" (max) (2.06m (max) - 1.47m (max))
Tiled floor and access to entrance hall.

Entrance Hall

17'9" (max) - 8'0" (max) (5.41m (max) - 2.44m (max))
Radiator and stairs to the upper level.

Lounge

15'6" (max) - 13'0" (max) (4.72m (max) - 3.96m (max))
Wall lights and access open access to the dining room.

Dining Room

8'6" (max) - 6'6" (max) (2.59m (max) - 1.98m (max))
Radiator.

Kitchen Breakfast Room

15'6" (max) - 9'3" (max) (4.72m (max) - 2.82m (max))
Fan oven, gas hob with extractor over, grill, sink with drainer, tiled walls, breakfast bar, boiler and a range of wall and base units. Pantry and access to the rear porch.

Pantry

3'0" (max) - 2'0" (max) (0.91m (max) - 0.61m (max))

Rear Porch

7'3" (max) - 5'9" (max) (2.21m (max) - 1.75m (max))
With access to the rear garden.

Master Bedroom

12'0" (max) - 11'0" (max) (3.66m (max) - 3.35m (max))
Radiator.

Bedroom Two

9'10" (max) - 7'9" (max) (3.00m (max) - 2.36m (max))
Radiator.

Shower Room

7'9" (max) - 7'9" (max) (2.36m (max) - 2.36m (max))
Fully tiled walls and floor, shower cubicle with glass enclosure, wash hand basin, built in storage, heated towel rail. and w/c.

Landing

11'0" (max) - 5'9" (max) (3.35m (max) - 1.75m (max))
Built in storage and stairs to the lower level.

Bedroom Three

12'6" (max) - 11'0" (max) (3.81m (max) - 3.35m (max))
Radiator and store room housing the controls for the solar panels.

Bedroom Four

11'0" (max) - 6'9" (max) (3.35m (max) - 2.06m (max))
Radiator.

Front Gardens

Grassed lawns with mature trees, plants, bushes, hedges and walkway to the rear gardens.

Driveway

Block paved with parking for several vehicles.

Double Garage

17'3" (max) - 15'3" (max) (5.26m (max) - 4.65m (max))
Up and over door, power and lights.

Rear Gardens

Grassed lawns, Mature trees, plants, bushes, flower beds, potting shed, green house, patio areas and walkway to either side of the property.

SUPERB DOWNSIZING OPPORTUNITY – MASSIVE POTENTIAL FOR GROWING FAMILIES – DETACHED DORMA BUNGALOW – FOUR BEDROOMS – EXQUISITE GARDENS TO ALL SIDES – ENVIABLE PRIVATE PLOT – DETACHED DOUBLE GARAGE – DRIVEWAY – QUIET CUL DE SAC IN SCHOLES – NO CHAIN

A terrific opportunity for growing families, downsizers or anyone looking for well appointed space with great potential, is this four bedroom dorma bungalow in a larger than average plot. Set on a quiet cul-de-sac across from fields and natural views, the property located in the heart of Scholes, close to schools, parks, restaurants, pubs and of course the East Leeds Orbital Road leading to The Springs with all that has to offer. There are fabulous manicured gardens to the front and rear, a detached garage, potting shed, green house and driveway externally. Internally it briefly comprises; porch, entrance hall, lounge, dining room, kitchen breakfast room, pantry, rear porch, shower room and two bedrooms on the ground floor. On the first floor there are two further bedrooms and a landing. Energy Rating - D



Road Map



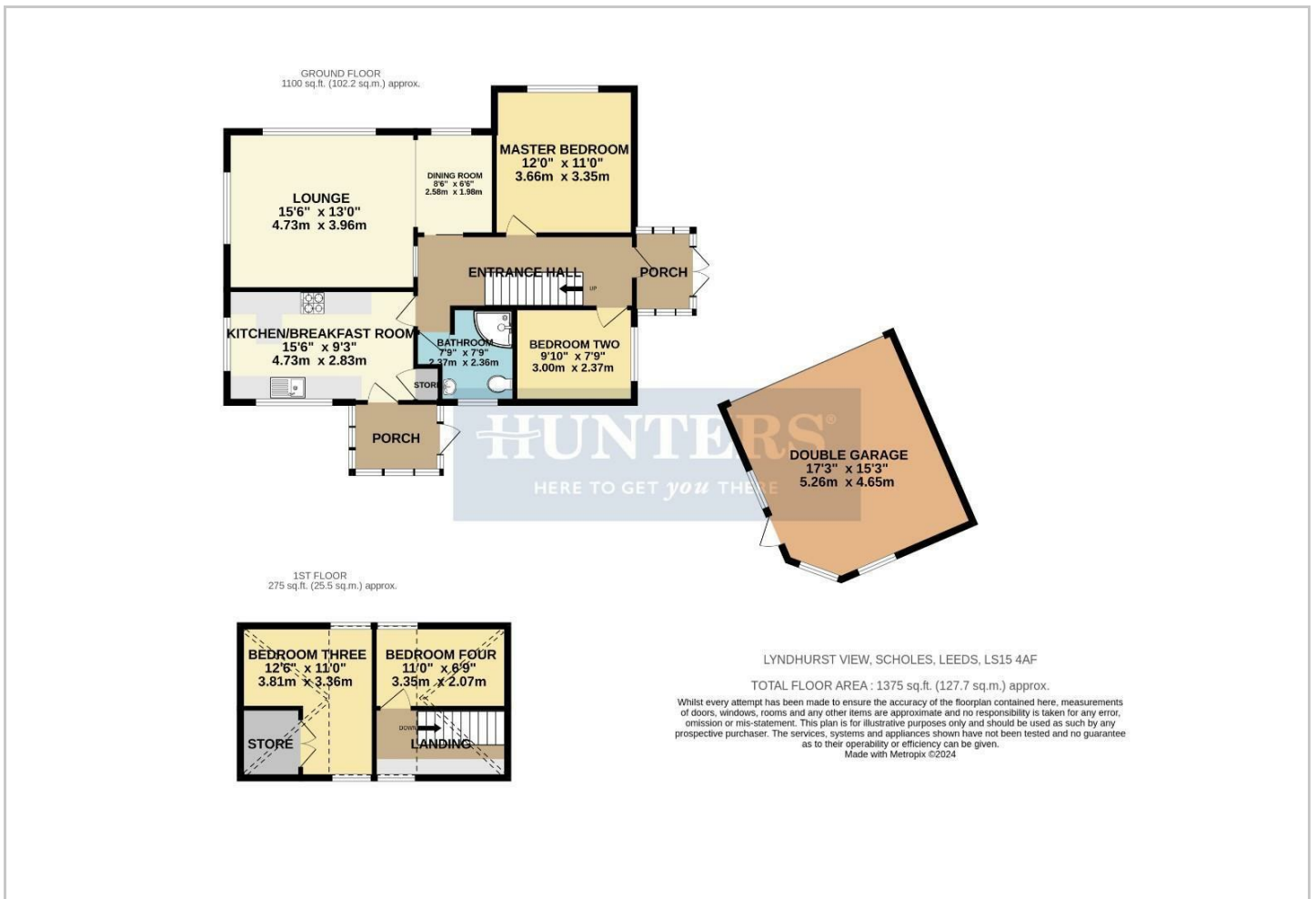
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Hunters North Leeds Office on 0113 268 0242 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.