



1A NOOK ROAD
LEEDS, LS15 4AX

£349,950
FREEHOLD

Set on a LARGE PLOT and offered with NO ONWARD CHAIN, this beautiful 3 bedroom home is not one to be missed,

MONROE

SELLERS OF THE FINEST HOMES

1A NOOK ROAD

- Semi Detached Home • Three Bedrooms • Scholes Village • Newly Renovated Kitchen • Impressive Gardens to the rear • Detached Garage



Monroe is excited to showcase this delightful home nestled in the heart of Scholes Village, situated on a tranquil road. With its fitted kitchen, this property is ready for you to move in and is located in a sought-after area, complete with a driveway and a single garage.

As you step inside, you're welcomed by a hallway that leads to the kitchen and a spacious lounge/diner, featuring patio doors that open up to the lovely garden.

On the upper floor, you will find two double bedrooms, one equipped with fitted wardrobes, as well as a single bedroom and a family bathroom.

Outside, the home boasts a driveway that leads to the single garage, a charming front garden adorned with shrubs, and a private rear garden. This outdoor area showcases a beautifully landscaped garden, complete with a patio, perfect for relaxing.

Don't miss out on this fantastic opportunity to make this space your own! Get in touch with us today to schedule your viewing!

ENVIRONS

Scholes is an ideal destination for those seeking a tranquil village lifestyle while still having easy access to local amenities and excellent transport links. This popular and convenient area is just a few minutes away

from the M1 and A1 motorways. Residents can enjoy a variety of amenities and attractions, including Temple Newsam House and its expansive grounds, as well as a nearby golf course. The neighbourhood features schools for all ages, local parks, and a fantastic selection of shopping and dining options, including The Springs at Thorpe Park.

REASONS TO BUY

- Village Location
- Semi Detached Family Home
- Driveway & Garage
- Three Bedrooms
- Front & Back Garden
- Fitted Kitchen

SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

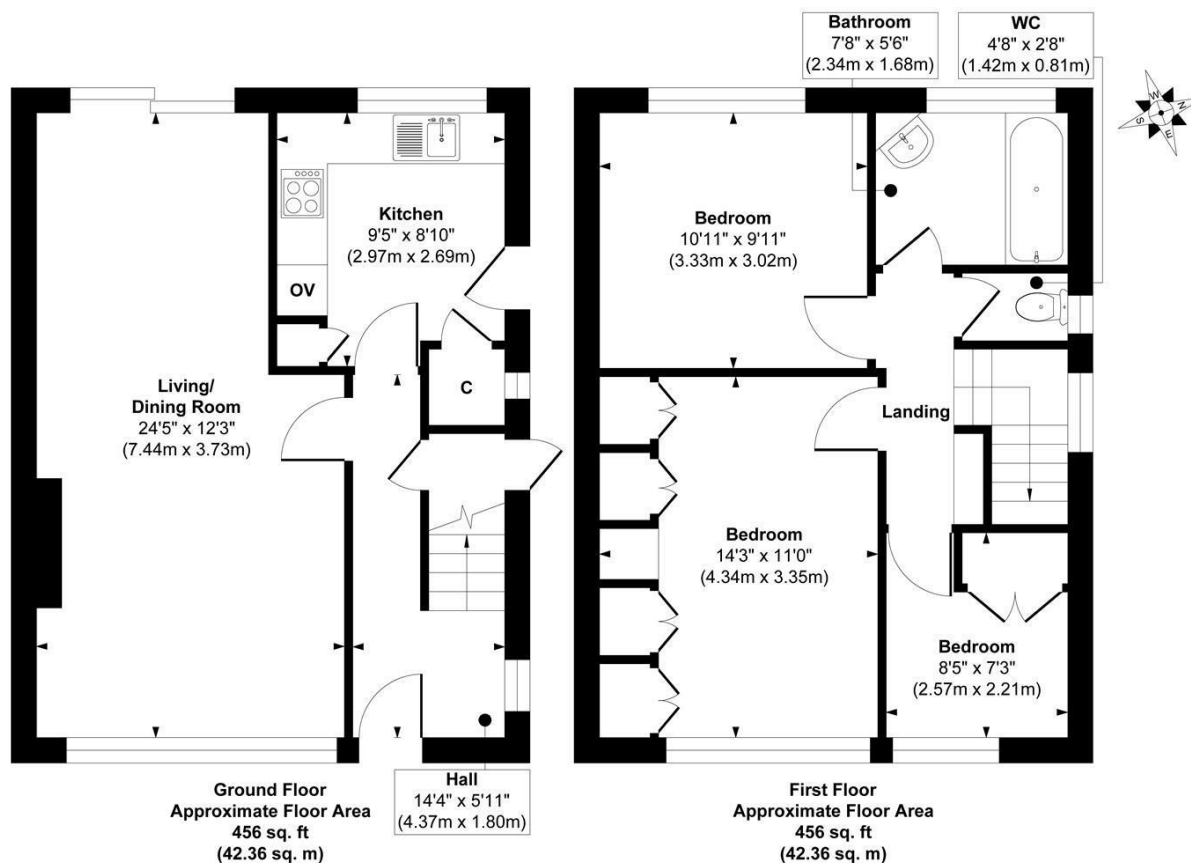
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

1A NOOK ROAD





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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