



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(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	

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Scott Hall Road, LS7 2EE

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- EPC - C
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Prominently positioned on Scott Hall Road in Leeds, this beautifully renovated semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three spacious bedrooms, this property is designed for modern living while retaining a warm and inviting atmosphere.

Upon entering, you will be greeted by two well-proportioned reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The heart of the home is undoubtedly the brand new open plan kitchen and dining area, which has been thoughtfully designed to create a seamless flow between cooking and dining. This contemporary space is ideal for both casual meals and formal gatherings.

The property features a fully renovated bathroom that combines style and functionality, ensuring a comfortable experience for all residents. Additionally, the house has been upgraded with brand new flooring, plumbing, electrics, heating/boiler, windows, and doors, providing peace of mind and a fresh start for its new owners.

Positioned conveniently, this home offers excellent access to the vibrant areas of Chapel Allerton and Leeds City Centre, making it perfect for those who appreciate the blend of suburban tranquillity and urban convenience. Whether you are looking to enjoy local parks, shops, or the bustling city life, this location caters to all your needs.

Externally, the property boasts a large front and rear garden as well as driveway and parking for multiple cars.

In summary, this semi-detached house on Scott Hall Road is a remarkable find, combining modern renovations with a prime location. It is an ideal choice for anyone seeking a stylish and comfortable home in Leeds.

Entrance

Entering the property you are welcomed into the hallway which offers access to the lounge and to the kitchen/diner as well as to the useful under stairs storage cupboard.



Lounge

Large formal lounge is finished with laminate flooring which runs through from the hallway. The lounge boasts a large bay window to the front elevation. Ample space is offered for seating.



Kitchen/Diner

This spacious open plan living space boasts an abundance of space for a large dining table, or alternatively a further seating area if this is preferred. French doors lead out to the rear garden. The modern kitchen is made up of light grey wall and base units with built in oven, electric hob with extractor above and sink with drainer. There is plumbing for a washing machine and space for fridge/freezer.



Bedroom 1

First of two spacious double bedrooms. The room is laid to carpet.



Bedroom 2

Second double bedroom again laid to carpet with dual aspect windows.



Bedroom 3

Third single bedroom, also ideal as a home office.



Bathroom

Modern part tiled bathroom with shower over bath, toilet, floating vanity sink and powered mirror/storage cabinet.

External

To the front of the property is a large garden and driveway for multiple cars that runs down the side of the property. To the rear is a spacious low maintenance garden.

