



Renton
&Parr

Premium

10 FERN CHASE | SCARCROFT | LEEDS | LS14 3JL

£1,250,000 OFFERS OVER

10 FERN CHASE, SCARCROFT, LEEDS, LS14 3JL

A substantial five bedroom, four bathroom family home, offering beautifully balanced living accommodation set within an exclusive and quiet cul-de-sac in the highly sought after village of Scarcroft. Together with generous south facing gardens, an internal inspection is strongly recommended.

This impressive five bedroom family home reveals skilfully balanced and generously proportioned living accommodation. Tastefully decorated and filled with natural light throughout, the property is set within an exclusive and peaceful cul-de-sac and benefits from large, private gardens. The accommodation in further detail comprises:-

To the ground floor, accessed via an entrance porch with double oak front doors, tiled flooring and a useful cloaks cupboard to the side. Double doors open into a spacious and welcoming entrance hallway, featuring a turned staircase rising to the first floor galleried landing. Double internal doors lead into a superb lounge, centred around an attractive open fire with marble surround. Further ground floor accommodation includes a downstairs W.C. and a highly practical home office fitted with bespoke furniture to two sides, providing excellent storage and a comfortable workspace.

A large opening from the hallway flows into a versatile sitting room with bar area and tiled flooring which continues through to the tastefully appointed breakfast kitchen. This impressive space features a bespoke kitchen with hand-painted wall and base units, cupboards and drawers, complemented by quartz work surfaces and an inset Villeroy & Boch Belfast sink. A large central island with matching worktops and breakfast bar sits beneath pendant lighting. Integrated appliances include dishwasher, Rangemaster oven and hob, with space for an American-style fridge freezer.

The kitchen opens into a stunning family/dining area, flooded with natural light courtesy of a glazed roof and aluminium bi-folding doors that reveal the south facing rear garden. The space benefits from hot and cold air conditioning units and attractive LVT herringbone effect flooring that continues seamlessly from the kitchen. A useful utility room sits just off the kitchen, offering plumbing for white goods and housing the wall-mounted gas boiler within a fitted cabinet.

To the first floor, a spacious gallery landing with front facing window enjoys a pleasant outlook over the mature gardens. The principal bedroom is a generous double with a large en-suite shower room featuring "his and hers" wash basins and fully tiled walls and floors. A door from the bedroom leads out to a private rear balcony.

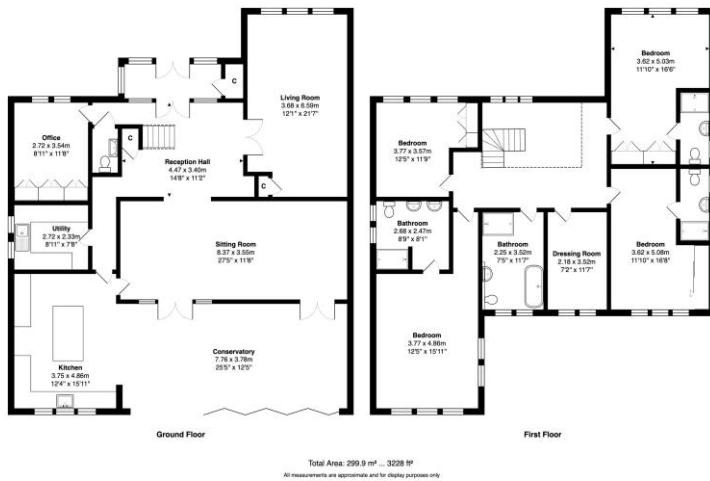
Bedroom two is a comfortable double with its own en-suite shower room, while bedroom three is another well-proportioned double with built-in wardrobes and en-suite facilities. Bedroom four includes fitted wardrobes and is served by the luxurious house bathroom, complete with freestanding jacuzzi tub and wall mounted television. Bedroom five is currently utilised as a dressing room, fitted with floor-to-ceiling furniture to two sides.

Externally, the property sits behind electric security gates and enjoys an impressive frontage with a generous block paved driveway providing ample parking for multiple vehicles. This leads to a detached double garage with electric up-and-over door, lighting and power, offering further parking or storage options.

The gardens are mature and wonderfully private, with established trees and well stocked borders to the front. The south facing rear garden is a particular feature, large and level lawn enclosed by mature hedging and trees. A generous stone flagged patio with pergola and power supply provides an ideal space for outdoor dining and entertaining, with pathways continuing down both sides of the property. Outdoor lighting and water supply complete the external specification.







TENURE

Freehold

COUNCIL TAX

Band H (from internet enquiry).

SERVICES

We understand mains water, electricity, gas 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 January 2026



Renton&Parr

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(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



Premium

CHARTERED SURVEYORS | ESTATE AGENTS | VALUERS

All-round excellence, all round Wetherby since 1950