



Lynnfield Gardens, Scholes Leeds LS15 4BW

welcome to

Lynnfield Gardens, Scholes Leeds

MOVING ON UP? The STOP SCROLLING and take a look at this INCREDIBLE family-size home! Extended and RECENTLY RENOVATED, this OUTSTANDING HOME offers FANTASTIC living accommodation throughout and is a FANTASTIC opportunity for the FAMILY BUYER! CHECK OUT THE SUMMER HOUSE/HOME OFFICE!



Entrance Hall

Having an entrance door to the front aspect, a gas central heating radiator, and stairs to the first floor landing.

Lounge

Featuring a double glazed bay window to the front aspect, a fire place with a gas fire, surround, and hearth. plus a gas central heating radiator.

Open Plan Dining Kitchen

Equipped with a modern fitted kitchen which has a range of both wall and base units with an island breakfast bar, and complimentary work surfaces over. Includes a stainless steel sink and drainer, an electric double oven, five ring gas hob, and a cooker hood over. Also includes an integrated dish washer and an integrated fridge freezer, roof light windows to the rear, ceiling spotlights, two gas central heating radiators, two double glazed windows to the rear and bi-fold doors leading out to the rear garden.

Utility Room

With plumbing and space for both a washing machine and a dryer, and a door leading out to the side.

W.C

Equipped with a low level flush w.c, and wash hand basin unit, and ceiling spotlights.

Playroom

Having a double glazed window to the front aspect, built in storage, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having a gas central heating radiator, and an access hatch to the loft.

Master Bedroom

With a double glazed window to the front aspect, a gas central heating radiator, and a door to the en-suite.

En-Suite

Fitted with a shower, wash hand basin, and a low level flush w.c. Tiling to all visible areas, ceiling spotlights, and a double glazed window to the rear aspect.

Bedroom Two

Double glazed window to the front aspect, and a gas central heating radiator.

Bedroom Three

Double glazed window to the rear, and a gas central heating radiator.

Bedroom Four

Currently used as an office space and having a double glazed window to the front aspect, and a gas central heating radiator.

House Bathroom

Comprising of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin set within a vanity storage units, and a low level flush w.c. Also has a heated towel rail, part tiling, ceiling spotlights, and a double glazed window.

Exterior

Externally the property has a block paved driveway to the front aspect offering ample off street parking, while to the rear is an enclosed garden space which includes a patio seating area, and a lawn plus a garden room, all set within fenced and hedge boundaries.



view this property online williamhbrown.co.uk/Property/CGT111243



welcome to

Lynnfield Gardens, Scholes Leeds

- Extended Semi Detached Home
- Four Bedrooms
- Two Reception Rooms
- Modern Open Plan Dining Kitchen With Utility Room
- Ground Floor W.C

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£425,000



view this property online williamhbrown.co.uk/Property/CGT111243

Please note the marker reflects the postcode not the actual property



Property Ref:
CGT111243 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West Yorkshire, LS15 8DT



williamhbrown.co.uk