



  
**YOUR MOVE**  
- Barrett Hynes -  
[WWW.YOUR-MOVE.CO.UK](http://WWW.YOUR-MOVE.CO.UK)

Nook Road, Scholes, Leeds  
£319,500

## Nook Road, Scholes, Leeds

**£319,500**

### **LOCATION**

Scholes is the closest village beyond the eastern edge of Leeds and is popular because of its close location to the City Centre (7.5mi), M1 (5mi), Wetherby (10mi) and York (18mi). The village has shops, a school, library, 2 pub restaurants and many footpaths radiating from the village, one of which crosses this cul de sac 50m from the house.

### **DESCRIPTION**

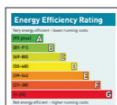
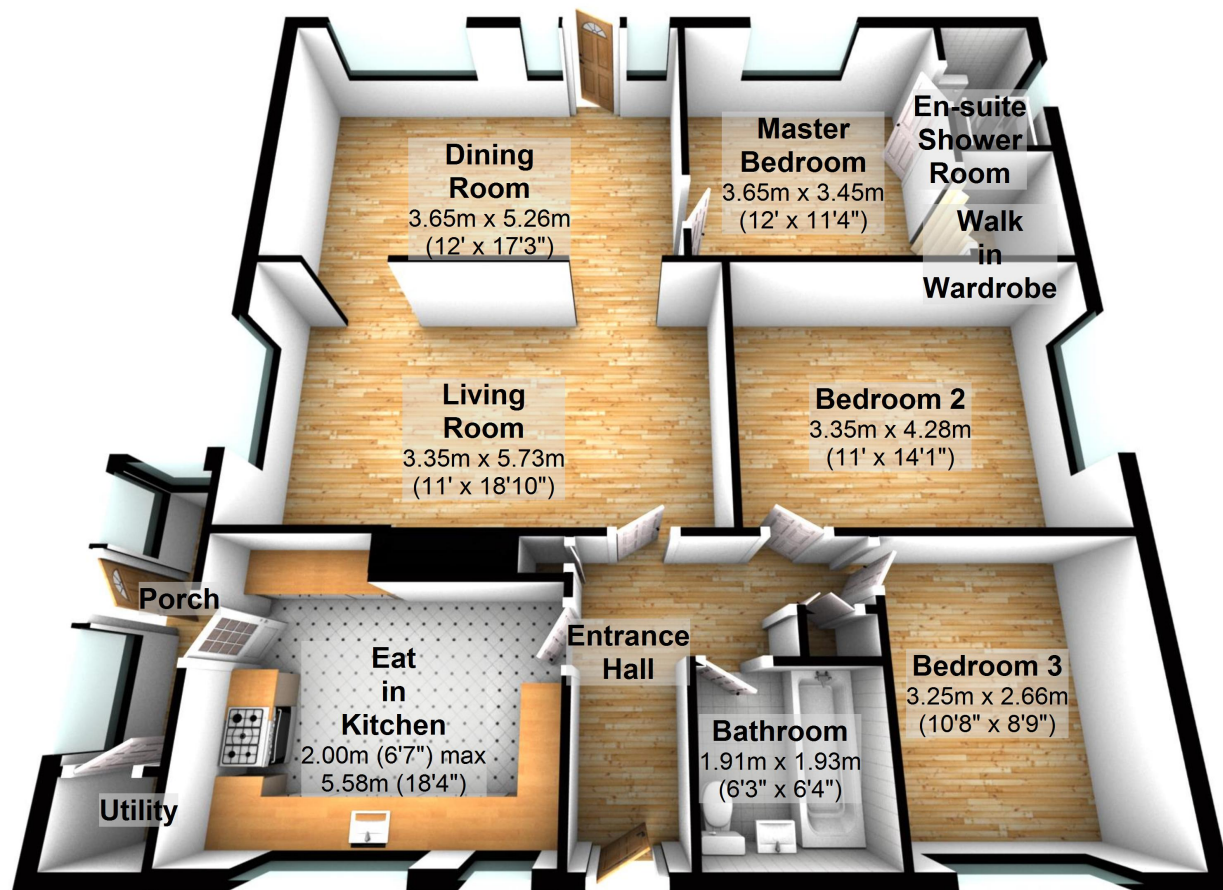
A Detached Bungalow with Driveway, Garage with Workshop and extensive Gardens including a summer house. Accommodation comprises:- Porch, Kitchen, Hallway, Living Room, Dining Room, Master Bedroom with En-suite, 2 Bedrooms and house Bathroom. This home has a gas central heating system and double glazed windows. NO CHAIN. EPC=D

### **OUR VIEW**

One of only two bungalows in this cul de sac which radiates from the village out to the countryside, it stands on a sizable plot which is not overlooked at the rear. This home is entered through five bar gates opening onto a wide driveway and leading to the detached garage with a large workshop at the rear, almost as big as the garage itself, with electricity connections to both. The front door leads into the entrance hall which has two large storage cupboards and a designer chrome radiator. A half glazed door leads into the kitchen, fitted out with country style cupboards with tasteful porcelain handles and a block wood work surface. Around the Belfast sink the work surface and splash back is granite for practicality. Hidden away is an integrated fridge, freezer and dishwasher, but it is the SMEG range cooker with a professional style steel splash back and steel extractor which will draw the eye of the cooks in the household. A handy fitted table is great for informal dining. A doorway leads to the enclosed porch and utility cupboard for the washing machine. Also off the hall is the living room, with its majestic beamed feature fireplace fitted with a multi fuel burning stove for real flame cosiness. Archways at either end of this room lead you into the dining room, its generous proportions easily accommodate an eight seater dining table, and both these rooms have luxurious solid oak flooring. The windows give fantastic views of the garden and the French door can be opened up on fine days. A doorway leads into the extension which has added a master suite with walk in wardrobe and an en suite shower room, fitted with an electric shower and a glass basin with contemporary steel pillar. There are two further bedrooms off the hall, one is very large double bedroom and the other a standard double sized room. Next to these is the house bathroom with a sense of traditional in the style of the white bathroom suite which also has an over bath mains fed shower. Extra space in the loft is accessed by a loft ladder and 2 Velux windows add natural light. It also has a light and is boarded for ease of use. However lovely the house, the garden is the jewel of this property. Its layout and scale unfolds as you walk around the features, a pond here, broad lawn there, mature trees, planting borders plus a very sizable summer house of 81 sq ft with a garden store at the rear.



## Ground Floor



For full EPC please contact the branch

Your Move Barrett Hynes is the trading name of Arch Estate Agents Ltd, registered company number 5963542, registered office 394a Harrogate Road, Leeds, LS17 6PY . Your Move Barrett Hynes is an independently owned and operated business, operated under licence from your-move.co.uk Limited

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

\*Source: Nielsen, Oct 2012.

\*\*Calls may be recorded and/or monitored for training and/or security purposes.



50 Austhorpe Road, Leeds, LS15 8DX  
tel: 0113 2641664 \*\*  
email: LeedsEast@your-move.co.uk  
www.your-move.co.uk - The UK's most visited estate agency website\*

  
**YOUR MOVE**  
- Barrett Hynes -  
WWW.YOUR-MOVE.CO.UK