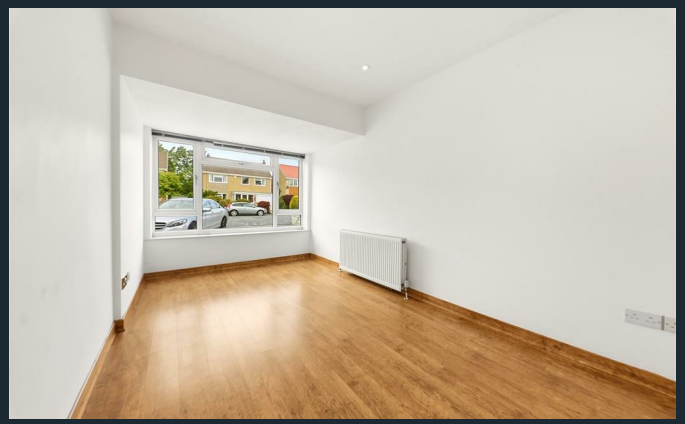
CORNERSTONE

15 Morwick Grove, Scholes, Leeds, LS15 4DS



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15 Morwick Grove
Guide Price £550,000

Introduction

The first viewings will take place on Saturday 6th June 2026, by appointment.

Cornerstone are delighted to offer for sale this substantial four-bedroom detached family home, occupying a magnificent plot at the end of a quiet and highly sought-after cul-de-sac within the desirable village of Scholes.

Rarely do homes of this nature and setting come to the market. Tucked away within a peaceful residential position with permit parking for residents, the cul-de-sac enjoys a quiet and uncluttered feel, creating a safe and tranquil environment that is perfect for family living.

Occupying an exceptionally generous plot, this lovely home offers huge potential. The property is available with no onward chain, which is a major advantage for purchasers as it helps reduce the risk of delays, collapsed chains, and lengthy waiting periods often associated with linked transactions. A no onward chain purchase can provide a smoother, faster, and more straightforward buying process, something increasingly valuable in today's market.

The Home

The plot itself is one of the home's standout features making this an exciting opportunity for growing families or buyers wanting to further enhance the property over time.

To the front, a wide pebbled driveway provides excellent off-street parking for multiple vehicles. A stone-flagged driveway continues down the side of the property through metal gates and leads onto a detached garage/store. Beyond the garage is a useful office/craft room, ideal for those working from home, or simply wanting additional versatile space away from the main house.

The rear garden is simply superb enjoying a highly desirable south-facing aspect, the garden is mostly lawned with mature trees and established hedging. A stone patio seating area provides the perfect place for relaxing in the sunshine or entertaining friends and family throughout the warmer months. At the bottom of the garden sits a charming timber summerhouse complete with a mezzanine level, adding further versatility and character to the outdoor space.

Internally, the property offers spacious and well-balanced accommodation throughout. The ground floor comprises an entrance porch leading through to a hall with stairs rising to the first floor. Doors lead through to a large L-shaped lounge featuring double glazed French doors opening directly onto the stunning rear garden, creating a wonderful connection between indoor and outdoor living. There is also a downstairs WC, a generous dining room perfect for family gatherings, and a kitchen to the rear fitted with shaker-style units incorporating a built-in oven and hob alongside space for additional appliances.

To the first floor, the landing leads to four good sized bedrooms together with a modern tiled family bathroom fitted with a WC, bath with shower over and glass screen, plus a hand wash basin vanity unit.

The Location

The location is exceptional. Scholes is a desirable village on the eastern outskirts of Leeds thanks to its unique balance of countryside surroundings and excellent commuter convenience. The village has a warm and established community feel whilst still offering superb day-to-day amenities including local shops, cafés, pubs, parks and recreational facilities.

Families are particularly drawn to the area due to the excellent schooling nearby. Scholes Elmet Primary School is only moments away from the property and is currently rated 'Good' by Ofsted, making this an ideal location for buyers with young or growing families.

For commuters, Scholes has become increasingly popular due to its excellent transport links and easy access to the new Leeds Orbital Route and surrounding road networks. The improved infrastructure allows straightforward travel towards North Leeds, the A1(M), M1 and Leeds city centre, helping significantly reduce commuting times and making journeys across Leeds and West Yorkshire far more convenient.

Despite its semi-rural village feel, Scholes remains extremely accessible for Leeds city centre, one of the UK's fastest-growing and most vibrant cities. Leeds offers an outstanding range of amenities including high-end shopping at Victoria Leeds, a thriving food and drink scene, acclaimed restaurants, bars and cafes, excellent universities, theatres, museums and outstanding transport links via Leeds Railway Station connecting to destinations nationwide.

Surrounded by open countryside whilst still offering such exceptional convenience, this truly is a wonderful place to live.

Conclusion

To conclude this a great opportunity to acquire a spacious detached family home occupying a vast south-facing plot within one of the area's most sought-after village locations. Offering huge potential, versatile outbuildings, stunning gardens, no onward chain and excellent commuter access, viewing is strongly recommended to fully appreciate everything this fantastic home has to offer.

Video Link - https://www.youtube.com/watch?v=WycJFSKw880

Important Information

TENURE - Freehold

Council Tax Band F.

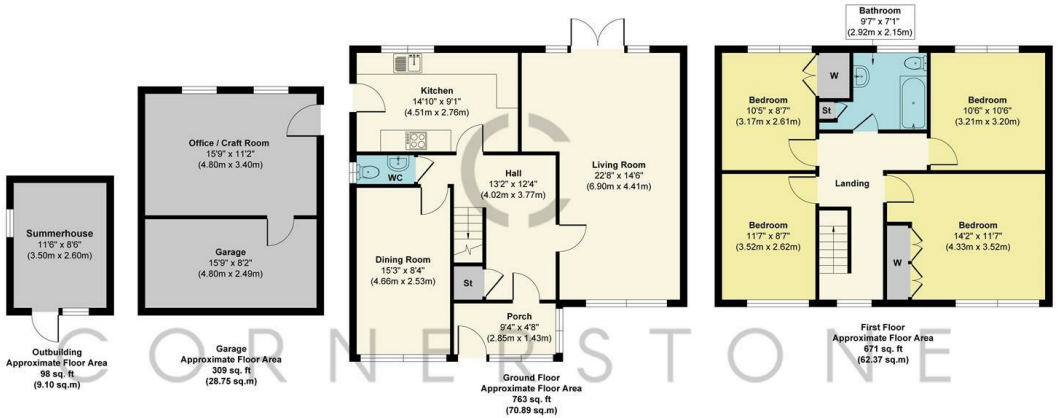
No Onward Chain.

1. In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended), estate agents are legally required to verify the identity of their applicants and understand the source of any funds used in a property transaction. As part of our due diligence process, all purchasers and individuals providing funds (including any giftor) will be required to provide: Proof of identity, Proof of address and Evidence of the source of funds. We carry out electronic anti-money laundering (AML) checks on all buyers and giftor(s). A non-refundable fee of £40.00 (including VAT) will be charged per individual to cover the cost of these checks. We apply a risk-based approach in line with regulatory requirements. This means the level of information and documentation we request may vary. In some cases, additional evidence may be required to meet our obligations under the regulations. All requested documentation must be provided in full for us to proceed with the transaction. Failure to comply may result in delays or the inability to continue with the process.

Please note: Where we have knowledge or suspicion that a transaction involves criminal property or money laundering, we are legally required to make a report to the National Crime Agency (NCA).

2. We endeavour to make our particulars accurate and reliable. However, they are only a general guide to the property, and if there is any aspect of our particulars which is of importance to you, please contact the office and we will be happy to check where we reasonably can.

3. Measurements: These approximate room sizes are only intended as general guidance.



Approx. Gross Internal Floor Area 1,841 sq. ft / 171.11 sq. m

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorized reproduction is prohibited.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property.

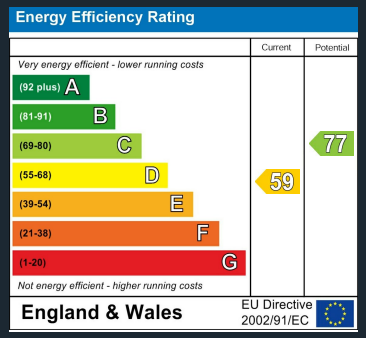
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract; the matters referred to in these particulars should be independently verified by prospective buyers. Neither Yorkshire's Finest Leeds Limited T/A Cornerstone Sales & Lettings nor any of its employees or agents has any authority to make or give any representation or warranty about this property.

Local Authority

Leeds City Council

Council Tax Band

F



The Property Ombudsman

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