



Morwick Grove | Scholes | LS15 4DS

£525,000

Four Bedroom Detached House | Council Tax Band E | EPC Rating TBC

Emsleys | estate agents

*** FOUR BEDROOM DETACHED FAMILY HOME - SOLD WITH NO CHAIN ***

Presenting this immaculate four bedroom detached house situated in a tucked away, no through road in the sought after village of Scholes. Surrounded by serene green spaces and walking routes making it an ideal home for families seeking tranquillity and outdoor adventures right on their doorstep. Thoughtfully maintained, this inviting family home offers generous accommodation, providing flexible living and dining options and lots of potential to extend and make your own (subject to planning consents).

You are welcomed on the ground floor into a spacious hallway which has a guest w.c and grants access to the living room, dining area, kitchen and integral garage. The large 'L' shaped lounge/dining area has great views of the rear garden through triple patio windows. Families could consider reducing the size of the living room and incorporating the dining area into the kitchen at a further date, the possibilities are endless and make this property a great 'forever home'.

Upstairs, there are four double bedrooms two of which benefit from built-in wardrobes, maximising storage and space efficiency. A comfortable shower room completes the upstairs layout.

Externally, there is a well stocked garden to the front plus off road parking is provided for residents' convenience via a printed concrete driveway to the front of the home. The rear garden has to be seen to be believed. The previous owners pride and joy the garden is a fabulous oasis from busy every day life and currently two large lawned areas, planted and well stocked borders, a greenhouse, shed and exterior water supply.

This is a sought after village location close to good primary and secondary schools and also offers easy access to the excellent shopping facilities at Crossgates and a short distance to the new retail park 'The Springs'. Scholes is an excellent location for commuters, with easy access to Leeds city centre, the Leeds Ring Road,

Ground Floor

Entrance Porch

A useful addition and very handy for muddy shoes, paws or pushchairs!

Entrance Hall

A spacious and light hallway with fixture cloaks cupboard and central heating radiator. Stairs rise to the first floor and a door gives access to the integral garage.

WC

Fitted with a low flush w.c and pedestal hand wash basin. Window to the side elevation.

Lounge/Dining Room 6.83m x 5.33m (22'5" x 17'6")

'L-Shaped'. A marvellous through lounge diner with dual aspect, having window to the front and large patio doors overlooking the rear garden. Wall mounted gas fire and two central heating radiators. This room has potential to be divided to create a smaller lounge and separate dining room is so desired as there is dual access from the hallway.

Kitchen 2.63m x 3.45m (8'8" x 11'4")

Fitted with wall and base units incorporating a composite sink with side drainer which sits in front of the window overlooking the rear garden. Built in eye level oven and separate gas hob. Plumbed space for both a dishwasher and washing machine. Access door to the side.

First Floor

Landing

Flooded with natural light from a large picture window and having a built in storage cupboard and access to all bedrooms and shower room. Loft access.

Bedroom 1 3.51m x 4.17m (11'6" x 13'8")

A large double bedroom with a range of fitted wardrobes to one wall providing hanging rails and storage solutions. Matching dressing table/desk area. Window to the front and central heating radiator.

Bedroom 2 3.18m x 3.20m (10'5" x 10'6")

The second double bedroom overlooks the rear garden and has a central heating radiator.

Bedroom 3 3.53m x 2.62m (11'7" x 8'7")

A third double bedroom placed to the front with window and central heating radiator.

Bedroom 4 3.18m x 2.65m (10'5" x 8'8")

A fourth double bedroom with built in double wardrobe, central heating radiator and window to the rear aspect.

Shower Room

The fully tiled shower room is currently fitted with a walk in shower enclosure with glass screen and low maintenance laminate panels, a low flush w.c and pedestal hand wash basin. Ladder style towel warmer, extractor fan and window to the rear. A useful built in cupboard houses the central heating boiler and is a great place to store linens and towels.

Exterior

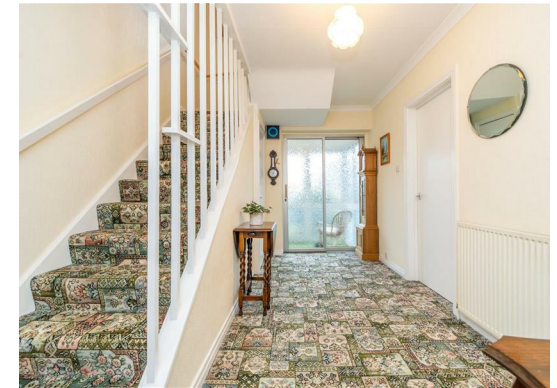
A well stocked garden to the front plus off road parking for two vehicles on a printed concrete driveway to the front of the home. Integrated garage with electric door, power and light.

The rear garden has to be seen to be believed! A fantastic size with oodles of potential and the previous owners pride and joy. Fully enclosed and offering large lawned areas, planted and well stocked borders, a greenhouse, shed and exterior water supply.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents