

*Mike*  
**Dobson**



**20 Arthursdale Grange**  
Scholes, Leeds, LS15 4AW

**£395,000**



# 20 Arthursdale Grange

Nestled in the desirable area of Scholes, Leeds, this beautiful, spacious detached bungalow at Arthursdale Grange offers a perfect blend of comfort and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking a peaceful retreat.

Upon entering, you will find a welcoming lounge having French doors to a side patio area that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the re-fitted dining kitchen, which boasts a range of integrated appliances, making it a joy for any cooking enthusiast. The contemporary design ensures that this space is both functional and stylish.

The bungalow features a re-fitted shower room, designed with modern fixtures and fittings, providing a refreshing space to unwind. The property benefits from gas central heating, powered by a combination boiler, ensuring warmth and comfort throughout the year. Additionally, the PVCu double glazing enhances energy efficiency and noise reduction, contributing to a tranquil living environment.

One of the standout features of this property is the private and enclosed rear garden, which faces south, allowing for plenty of sunlight. This outdoor space is perfect for gardening enthusiasts or for enjoying al fresco dining during the warmer months. Furthermore, the property has a concrete imprint driveway which offers ample parking for two cars and leads to an attached garage (which has been partitioned off to create two separate areas, but could easily be put back).

In summary, this delightful bungalow in Scholes presents an excellent opportunity for those looking for a spacious and modern home in a friendly community. With its convenient amenities and charming surroundings, it is sure to attract interest from a variety of buyers.

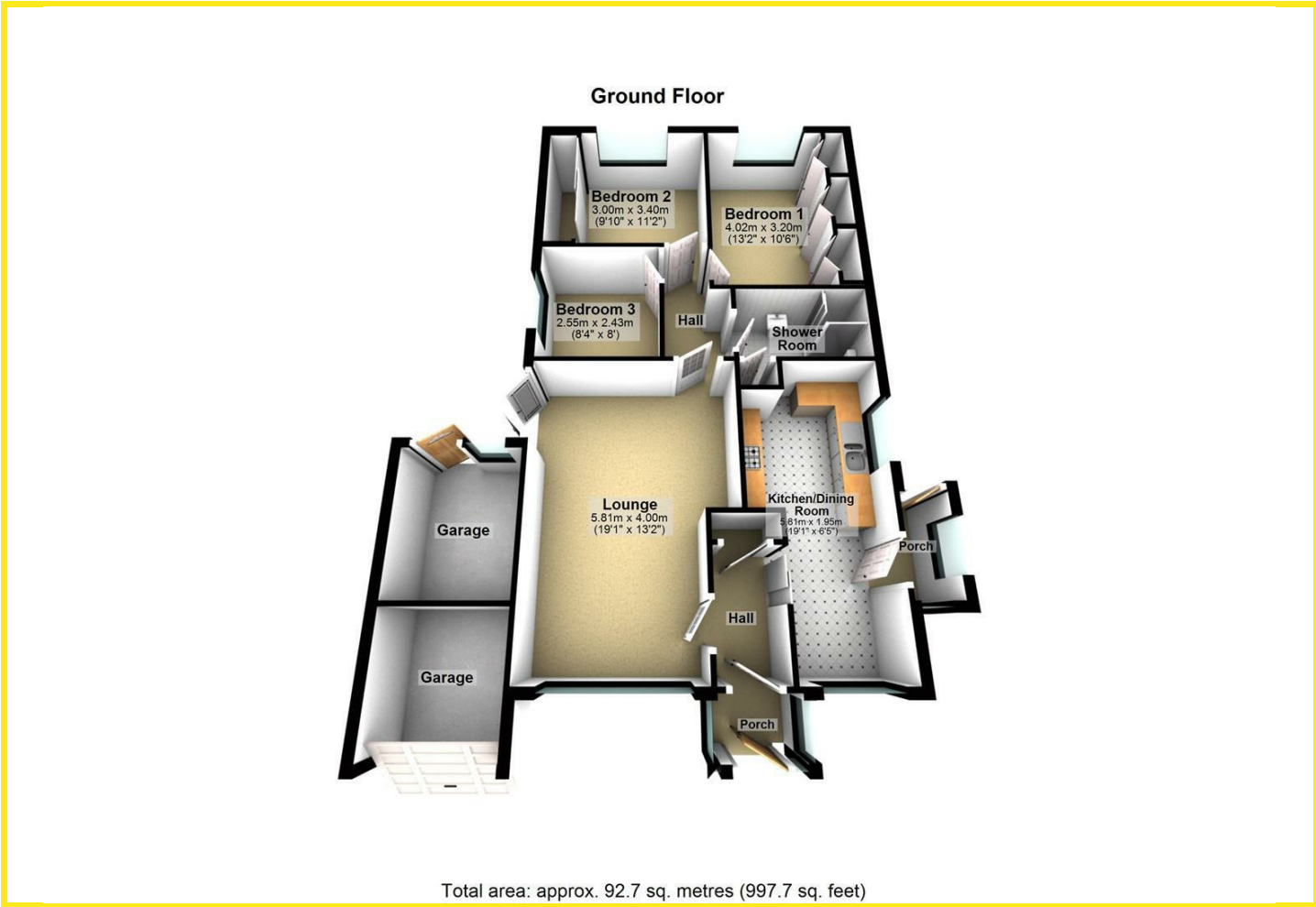








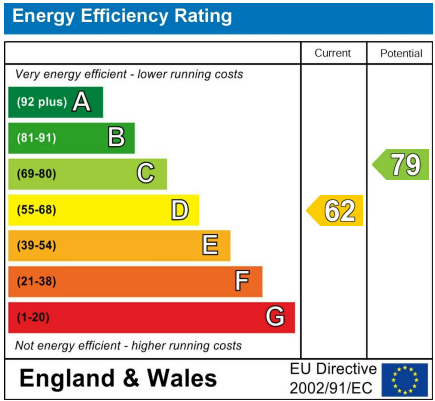
Floor Plan



Area Map



Energy Efficiency Graph



Directions

On entering the village from the direction of Barwick-in-Elmet, follow Main Street which in turn becomes Station Road. From this direction Rakehill Road is the last turning off Station Road on the right hand side. Take your first left onto The Approach and first right onto Arthursdale Grange.