

Mike  
**Dobson**



**45 Main Street**

Scholes, Leeds, LS15 4DJ

**£249,000**

# 45 Main Street

Nestled on Main Street in the charming village of Scholes, Leeds, this delightful two-bedroom semi-detached house offers a perfect blend of character and modern living. Upon entering, you are welcomed into a spacious dining room adorned with tiled floors and a multifuel burner, creating a warm and inviting atmosphere for family gatherings or entertaining guests. The fitted kitchen, equipped with some integrated appliances, provides a functional space for culinary pursuits. The property is sold with no onward chain.

The property boasts two generously sized double bedrooms, ensuring ample space for relaxation and rest. The recently refurbished bathroom features both a bath and a shower over, catering to all your bathing needs. Additionally, the house benefits from a combi boiler that has been serviced annually, ensuring peace of mind regarding heating and hot water.

Storage is made easy with an understairs cupboard, while the insulated loft space offers further potential for storage or conversion. Outside, the property features a driveway to the side, providing convenient off-street parking. The large rear garden is truly a standout feature, showcasing stunning far-reaching views, a patio area complete with a charming pergola, and an array of established shrubs and trees, perfect for enjoying the outdoors.

Located in a highly sought-after area, this character property is ideal for those seeking a tranquil yet connected lifestyle. With its blend of modern amenities and traditional charm, this home is not to be missed.





# Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

## Directions

On entering the village of Scholes go past the junction and the property can be found on the left hand side as indicated by the Agents' board.

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