Stoneacre Properties









Scholars Way, Leeds, LS15 9BN

£755,000

Situated in the village of Colton is this stunning detached family home. Set within an exclusive cul-de-sac, the property boasts an abundance of space for a large family. Upon entering, you are greeted by a spacious entrance hallway featuring elegant oak flooring. The ground floor comprises of a spacious lounge with a feature fireplace. There is a large fitted dining kitchen with granite work surfaces and integrated appliances. The sun room leads off from the kitchen/diner creating an inviting space for entertaining, with bifold doors leading to the beautiful garden. To the first floor this property boast three double bedrooms, two of which are ensuite and fitted with built-in wardrobes. An additional room on the first floor currently serves as a further reception room but could be used as a further double bedroom. There is also a modern family bathroom. To the second floor, you will find two additional double bedrooms one benefits from an ensuite. Externally there is a double driveway to the front that leads to a large double garage. To the rear is a delightful garden that is mainly laid to lawn with flagged patio areas and a pergola.

Entrance Hall
Door to front. Oak flooring. Central heating radiator. Built in storage cupboard. Staircase leading to first floor.

Guest WC
Fitted with a wc and wash hand basin. In addition there is tiling and a heated towel rail.

Kitchen/Diner





Fitted with a range of modern kitchen units with granite worksurfaces incorporating a double sink. Five burner gas hob with cooker hood above. Double oven. Built in microwave. Space for American style fridge/freezer. Space for dining table. Open plan into sitting/sun room.

Sitting/Sun Room





Bi folding doors lead out to the garden. Oak flooring.

Entrance/Utility Area



Central heating radiator. Plumbing for washing machine. Space for dryer. External door to front. Door into entrance hall.

Living Room





Feature surround with inserted gas fire. Four double glazed windows allowing lots of natural light.

First Floor Landing



Two central heating radiators. Double glazed window. Storage/airing cupboard. Staircase leading to second floor.

Reception Room/Bedroom Six



Versatile room that can be used as a further reception or bedroom. Two double glazed window. Two Velux windows. Two central heating radiators and eaves storage.

Master Bedroom




Double glazed window. Central heating radiator. Fitted wardrobes. Access into ensuite.

Ensuite



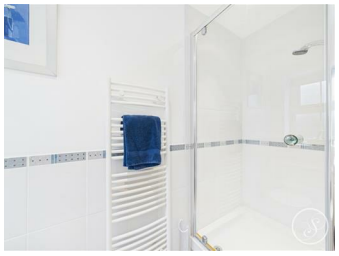
Fitted with a shower, vanity wash hand basin and wc. In addition there is a double glazed window, tiling and a heated towel rail.

Bedroom Two




Two double glazed windows. Central heating radiator. Fitted wardrobes. Access into ensuite.

Ensuite

Fitted with a shower, vanity wash hand basin and wc. In addition there is a double glazed window, tiling and a heated towel rail.

Bedroom Three



Two double glazed windows. Central heating radiator.

Bathroom




Fitted with a bath, separate shower, wash hand basin and wc. In addition there is part tiling, heated towel rail, double glazed window and a shaver point.

Second Floor

Access into bedrooms. Central heating radiator. Storage Cupboard.

Bedroom Four




Double glazed window. Two Velux windows. Central heating radiator. Built in wardrobe. Access into ensuite. Eaves storage.

Bedroom Five



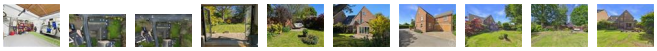

Double glazed window. Two Velux windows. Built in wardrobes. Eaves storage.

Ensuite



Fitted with a shower, vanity wash hand basin and wc. In addition there is part tiling, extractor fan, shaver point and a heated towel rail.

External



To the front is a blocked paved drive. To the rear is a private garden that is mainly laid to lawn with paved patio areas.

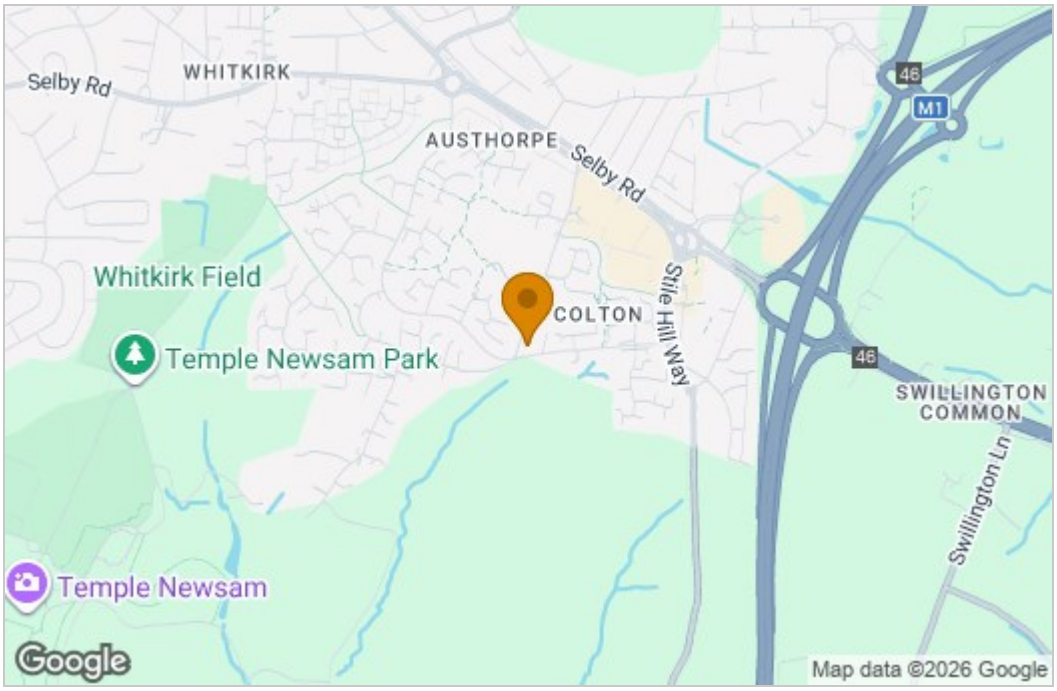
Double Garage

Power and light. Central heating boiler. Two up and over electric doors.

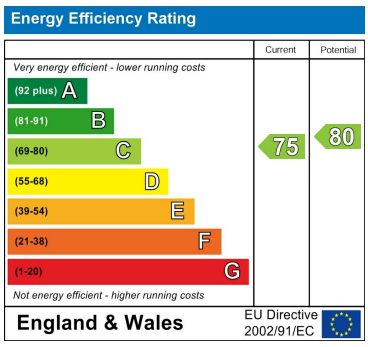
Floor Plan

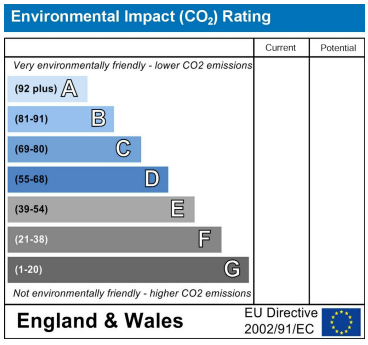


Area Map



Energy Efficiency Graph





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1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

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