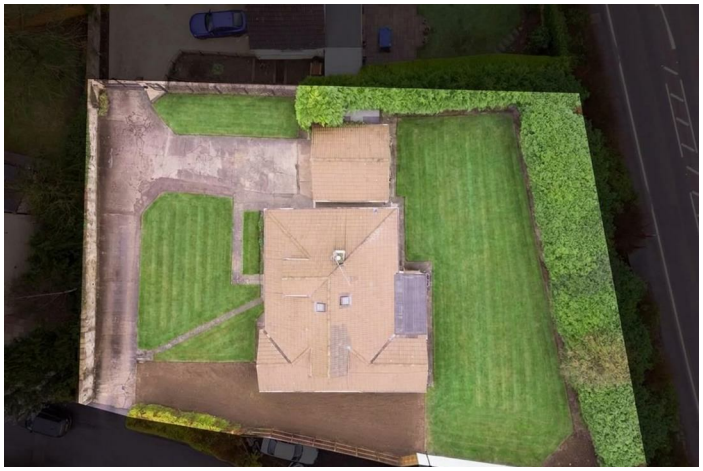


# 6 SCARSDALE LANE

## LEEDS, LS17 9BH

## £725,000

**FREEHOLD**

This detached four-bedroom home is the epitome of modern living, boasting spacious interiors, and ample outdoor space, all situated in the popular village of Bardsey.

The Property could readily be extended and developed to create further living space. The large exterior plot could be landscaped to create a show stopping outdoor space.

(subject to planning permissions)

MONROE

SELLERS OF THE FINEST HOMES

# 6 SCARSDALE LANE

• Stunning Detached Family Home in Private Location • Extensive Single Level Living with Further Bedrooms Upstairs • Four Double Bedrooms • Two Ensuite Shower Rooms and House Bathroom • Spacious and Flooded with Natural Light • Modernised Throughout • Large South East Facing Garden • Ample Off Street Parking • Detached Double Garage • Beautiful Bardsey Village Location

This detached four-bedroom home is the epitome of modern living, boasting spacious interiors, and ample outdoor space, all situated in the popular village of Bardsey.
The Property could readily be extended and developed to create further living space. The large exterior plot could be landscaped to create a show stopping outdoor space!! (Subject to planning permissions)

This home offers an abundance of reception space including a modern and functional kitchen diner equipped with ample storage, and a stylish breakfast bar making it perfect for both casual family meals and entertaining guests. There is also a cosy snug with a sliding door to the southeast-facing garden and a spacious formal lounge with a newly fitted log burner.

The versatile accommodation would be perfectly suited to those seeking extensive single-level living. On the ground floor is a spacious master suite that benefits from an ensuite shower room, a further double bedroom, and a house bathroom.

Upstairs accommodates a further two generously sized double bedrooms and a shower room with Velux window.

The property benefits from a wonderful southeast-facing rear garden, ample off-street parking, and a detached garage.

## REASONS TO BUY

- Stunning Detached Family Home
- Four double bedrooms and Three Bathrooms
- Beautiful Village Setting
- Spacious and Flooded with Natural Light
- Modern Throughout
- Southeast Facing Gardens

## ENVIRONS

The property is located in the historic village of Bardsey which was mentioned in the Doomsday Survey in 1086. The village has an excellent primary school, a parish church, a village tennis club, and a long-established Bingley Arms Public House. The property has convenient access to the region's motorway network and the A58, making it easy for commuters to travel into Leeds city centre. The neighbouring village of Collingham offers a good range of amenities, and the popular market town of Wetherby is also within easy reach.

## SERVICES

We are advised that the property has mains water, electricity, drainage, and gas.

LOCAL AUTHORITY

Leeds City Council

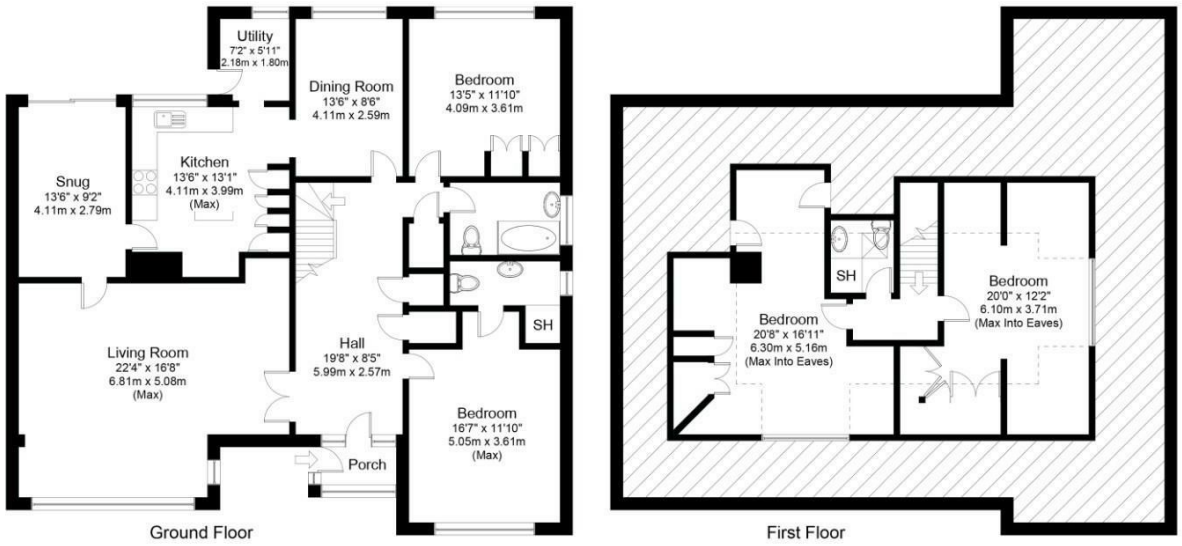
TENURE

We are advised that the property is freehold and that vacant possession will be granted upon legal completion.

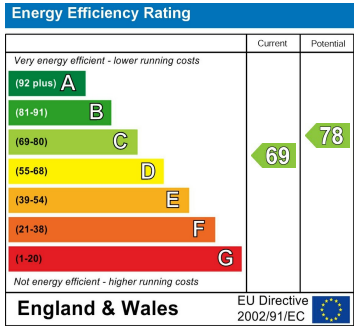
VIEWING ARRANGEMENTS

Strictly through the selling agent-Monroe Estate Agents.
01937534755

# 6 SCARSDALE LANE




Gross internal floor area including eaves (approx.): 196.3 sq m (2,113 sq ft)
For illustrative purposes only. Not to Scale. Copyright © Zenith Creations.




Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
186, High Street Boston Spa
Wetherby
LS23 6BT

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

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