



**Lynnfield Gardens, Scholes LEEDS LS15 4BW**

**welcome to**

**Lynnfield Gardens, Scholes LEEDS**

READY TO MAKE A MOVE? Then we may have just found your PERFECT HOME! With FOUR BEDROOMS this semi detached home is IDEAL for the family buyer and offers spacious living accommodation plus OFF STREET PARKING, a GARAGE and a good size rear garden!



### **Entrance Hall**

Having the entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

### **Lounge**

With a double glazed window to the front aspect with a window seat, a fire place with log burner and hearth, plus a gas central heating radiator, and an archway to the dining kitchen.

### **Dining Kitchen**

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an inset sink with drainer, two electric ovens, a gas hob with splash back and a cooker hood over. Also includes a fitted microwave and a wine cooler, space for a fridge freezer, gas central heating radiator, a double glazed window to the rear, and patio doors leading out to the rear garden.

### **Side Entrance Hall**

With a door leading out to the side of the property and having a built in storage cupboard, gas central heating radiator, a door to the garage, and a door to the w.c.

### **Ground Floor W.C**

Fitted with a low level flush w.c, part tiled walls, heated towel rail and a double glazed window to the side.

### **First Floor Landing**

With stairs rising from the ground floor and having a double glazed window to the side aspect, a gas central heating radiator, and an access hatch to the loft space.

### **Bedroom One**

Having two double glazed windows to the rear aspect, fitted wardrobes, a gas central heating radiator and a door to the ensuite.

### **Ensuite Bathroom**

Fitted with a three piece bathroom suite which

includes a bath with a shower over, a wash hand basin set within a vanity storage unit, and the w.c. Tiling to the walls, a heated towel rail, and a frosted double glazed window.

### **Bedroom Two**

With two double glazed windows to the front aspect, fitted wardrobes, and a gas central heating radiator.

### **Bedroom Three**

Double glazed window to the rear aspect, and a gas central heating radiator.

### **Bedroom Four**

Double glazed window to the rear. wardrobes, and a gas central heating radiator.

### **Shower Room**

Equipped with a shower cubicle, wash hand basin, and the w.c. Heated towel rail, tiling to all visible areas, and a frosted window to the front.

### **Exterior**

Externally this semi detached home has a driveway to the front with double gated access while to the rear is a generous garden space which is mostly laid to lawn and includes a patio seating area and a garden shed.

### **Garage**

An integral garage with power. lighting, and plumbing.



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## Lynnfield Gardens, Scholes LEEDS

- Semi Detached Home
- Four Bedrooms
- Master Bedroom With En-Suite Bathroom
- Off Street Parking & Integral Garage
- Generous Rear Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: E

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CGT111509 - 0006

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