



**Main Street, Scholes Leeds LS15 4DP**

**welcome to**

**Main Street, Scholes Leeds**

Offering THREE BEDROOMS, this superb SEMI DETACHED is set in a HIGHLY REGARDED residential location. With an OPEN PLAN living room / diner, a SPACIOUS garden space with super views to the rear, plus ample OFF STREET PARKING!



### **Entrance Hall**

Having the entrance door to the front aspect, and stairs to the first floor landing.

### **Lounge**

16' 8" max x 11' 3" max ( 5.08m max x 3.43m max )

Having a double glazed window to the front, and a feature fire place with and electric fire.

### **Dining Area**

14' 3" max x 7' 9" max ( 4.34m max x 2.36m max )

Having a gas central heating radiator, and double glazed French doors leading out to the rear garden.

### **Kitchen**

10' 2" max x 7' 3" max ( 3.10m max x 2.21m max )

Comprising of a fitted kitchen with a range of both wall and base units with work surfaces over. Includes an electric oven with a a gas hob and a cooker hood over. Also has a one and a half bowl sink and drainer, and a double glazed window to the rear.

### **Bedroom One**

13' 1" max x 9' 1" max ( 3.99m max x 2.77m max )

Having a double glazed window to the front aspect, and a gas central heating radiator.

### **Bedroom Two**

11' 9" max x 8' 11" max ( 3.58m max x 2.72m max )

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

### **Bedroom Three**

9' 7" max x 6' max ( 2.92m max x 1.83m max )

Double glazed window to the front and a gas central heating radiator.

### **House Bathroom**

Equipped with a three piece bathroom suite, and a double glazed window to the rear.

### **Exterior**

Externally the property has a driveway providing off street parking, with a lawned garden to the front. To the rear is a further garden space with a lawn and access to the outbuilding.

### **Outbuilding**

17' 2" max x 7' 10" max ( 5.23m max x 2.39m max )

A converted garage which has the potential to be used as a home office / garden room with french doors to the side and a window to the rear.



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## Main Street, Scholes Leeds

- Semi Detached Family Home
- Three Bedrooms
- Sought After Residential Location
- Superb Open Views Out To The Rear
- Generous Rear Garden

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

**£270,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:  
CGT111720 - 0004

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