



5 ARTHURSDALE CLOSE

LEEDS, LS15 4AP

£450,000
FREEHOLD

This property offers a wonderful opportunity for families looking to settle in a vibrant community. Located in the lovely village of Scholes, it's worth your time to make a viewing.

MONROE

SELLERS OF THE FINEST HOMES

5 ARTHURSDALE CLOSE

- Detached Family Home • Located on a Quiet Cul De Sac • Open Plan Dining Kitchen • Four Spacious Bedrooms • Modern House Bathroom • Driveway with Space for Numerous Cars • Utily • Private Rear Garden • Village Location • Travel Links



Monroe is thrilled to present this charming home located in the heart of Scholes Village, tucked away on a peaceful cul-de-sac. With a stunning open-plan dining kitchen, this property is move-in ready and situated in a desirable village area, complete with a spacious driveway that can accommodate multiple cars.

Upon entering, you're greeted by a bright and inviting hallway that provides access to both the guest WC and the formal living room.

The open-plan kitchen and dining area seamlessly connect to the beautiful garden through bi-folding doors, featuring an Indian stone patio, built-in appliances, and a convenient kitchen island. Additionally, you'll find an integral garage and a utility room.

Upstairs, there are four generously sized bedrooms along with a family bathroom.

Outside, the property is complemented by a large driveway leading to the single garage, a front lawned garden, and a gate that opens to the private rear garden. This outdoor space includes a landscaped garden complete with a patio area.

Don't miss out on this fantastic opportunity. Call now to schedule your viewing!

ENVIRONS

Scholes is an ideal choice for those seeking a peaceful village lifestyle while still enjoying easy access to local amenities and excellent transport links. This popular and convenient area is just a few minutes away from the M1 and A1 motorways. Residents can take advantage of various amenities and attractions, including Temple Newsam House and its expansive grounds, as well as a nearby golf course. The neighbourhood features schools for all ages, local parks, and a fantastic selection of shopping and dining options, including The Springs at Thorpe Park.

REASONS TO BUY

- Set on a quiet Cul De Sac
- Detached Family Home
- Finished to a High Standard
- Four Bedrooms
- Single Garage
- Driveway & Gardens
- Village Location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

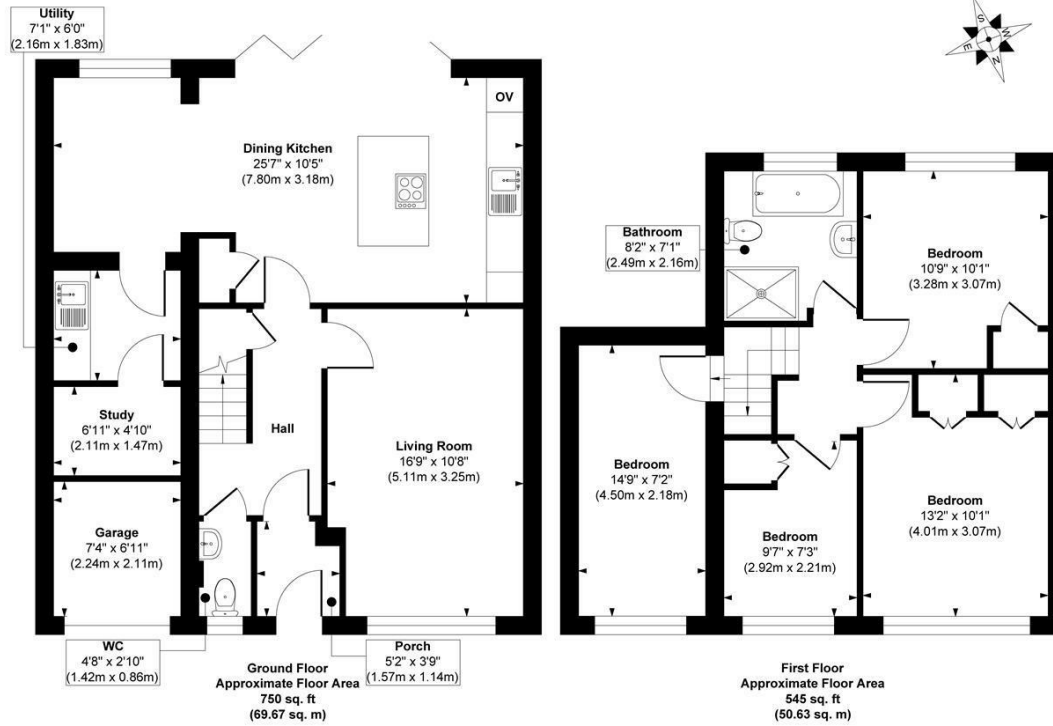
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

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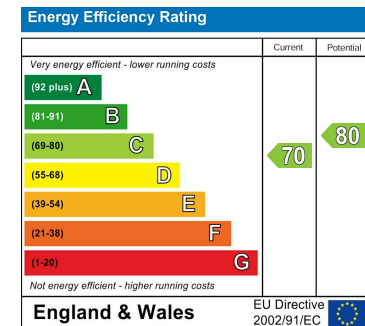




Approx. Gross Internal Floor Area 1295 sq. ft / 120.30 sq. m (Including Garage)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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

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