



NOOK ROAD

LEEDS, LS15 4AU

£560,000
FREEHOLD

Monroe are proud to present this beautifully proportioned three-bedroom detached family home, offering versatile accommodation and enjoying attractive green views to the rear. Combining generous living spaces with charming character features, this wonderful home is perfectly suited to modern family living.

MONROE

SELLERS OF THE FINEST HOMES

14 NOOK ROAD

- Beautifully proportioned three-bedroom detached family home
- Spacious open-plan family and dining room with beautifully appointed breakfast kitchen
- Full-width bi-fold servery window opening onto the patio
- Three well-proportioned bedrooms
- Family bathroom with bath and separate shower
- Boarded loft storage with folding ladder access
- Bright and spacious accommodation throughout
- Private rear garden with attractive green views
- Excellent layout for modern family living
- Sought-after village location



The welcoming entrance hall provides access to the principal ground floor accommodation and staircase to the first floor. To the front of the property, the elegant living room is bathed in natural light thanks to its beautiful bay window, creating a warm and inviting space in which to relax.

To the rear of the home, the impressive open-plan family and dining room provides the perfect hub for everyday living and entertaining. A charming window seat beneath a large picture window offers a wonderful place to sit and enjoy the attractive green outlook over the rear garden, while filling the room with natural light and creating a bright, airy atmosphere throughout.

The beautifully appointed breakfast kitchen is fitted with a range of contemporary units, generous worktop space and room for informal dining. A striking full-width bi-fold servery window opens directly onto the patio, creating a seamless connection between the kitchen and garden and making outdoor entertaining effortless.

A side entrance provides convenient access to the outside, adding further practicality to this well-designed home.

To the first floor, the landing leads to three well-proportioned bedrooms. The principal bedroom is a spacious double with fitted wardrobes, while the second double bedroom enjoys an attractive bay window and built-in storage. The third bedroom is ideal

as a child's bedroom, nursery, guest room or home office. These are served by a well-appointed family bathroom, complete with a bath, separate shower, wash hand basin and WC.

Accessed via a folding ladder, the boarded loft offers a versatile additional space. A roof window opens into a charming balcony, framing stunning far-reaching countryside views and filling the space with natural light, making it a peaceful spot to relax and enjoy..

Externally, the rear garden offers a peaceful setting for relaxing and entertaining while enjoying the attractive green views beyond, creating a wonderful backdrop to this delightful family home.

Offering spacious accommodation, a thoughtful layout and a beautiful outlook, this detached home presents an exceptional opportunity for families seeking both space and lifestyle in one of Scholes' most desirable locations. Early viewing is highly recommended.

REASONS TO BUY

- Beautifully proportioned three-bedroom detached family home
- Spacious open-plan family and dining room with beautifully appointed breakfast kitchen
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- Three well-proportioned bedrooms
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ENVIRONS

Scholes is a highly sought-after village on the eastern outskirts of Leeds, offering a wonderful balance of countryside charm and everyday convenience. The village enjoys a strong sense of community with local shops, cafés, traditional pubs and well-regarded schools all within easy reach. Beautiful surrounding countryside provides excellent opportunities for walking and outdoor recreation, while nearby Cross Gates and The Springs at Thorpe Park offer an extensive range of shopping, restaurants and leisure facilities. Excellent transport links via the A64, A1(M) and M1 provide straightforward access to Leeds, York and the wider motorway network, making Scholes an ideal location for commuters and families alike.

SERVICES

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

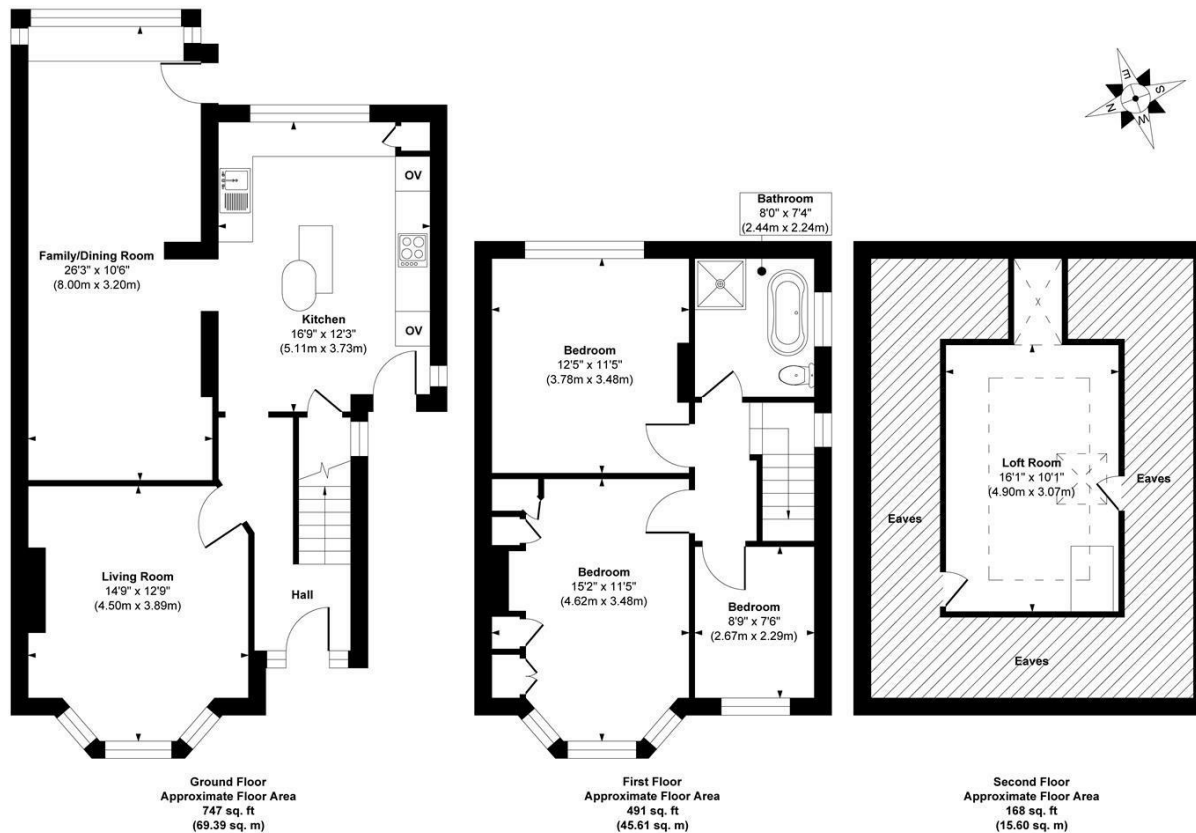
Strictly through the selling agent, Monroe Estate Agents.

Viewings by appointment only.

Please note some images may contain CGI.

14 NOOK ROAD





Approx. Gross Internal Floor Area 1406 sq. ft / 130.60 sq. m (Excluding Eaves)

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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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