

2 Malthouse Close, Scarcroft, LS14 3DS

Key Features

- Exclusive cul-de-sac of just five homes
- Sought-after village location
- Four bedrooms, two bathrooms
- Three reception rooms
- Dining kitchen with granite worktops
- Utility room and integral garage
- South-facing private garden
- Excellent indoor-outdoor living
- Close to excellent schools and transport links
- Beautifully presented throughout







A beautifully presented four bedroom detached home, set in a private cul-de-sac of just five properties, in the highly sought after village of Scarcroft.











This lovely home offers a beautiful reception hallway, flooded with natural light, which gives access to the three principal reception rooms. To the front is a sitting room/office which could be ideal as a playroom. To the rear is a generous living room with a modern fireplace, with a living flame gas fire, and a sliding door leading to the south facing garden. Double doors lead to a dining room, again with a sliding door to the rear garden. This space is perfect for entertaining as both rooms seamlessly flow and give access to the garden.



The dining kitchen is ideal for family living, with two sets of sliding doors leading directly into the private garden. The kitchen has white units with complimenting black granite worktops and benefits from a dishwasher and a range of integrated appliances including a fridge, double oven and an induction hob. The kitchen gives access to a utility room, which then gives access to the integral garage.

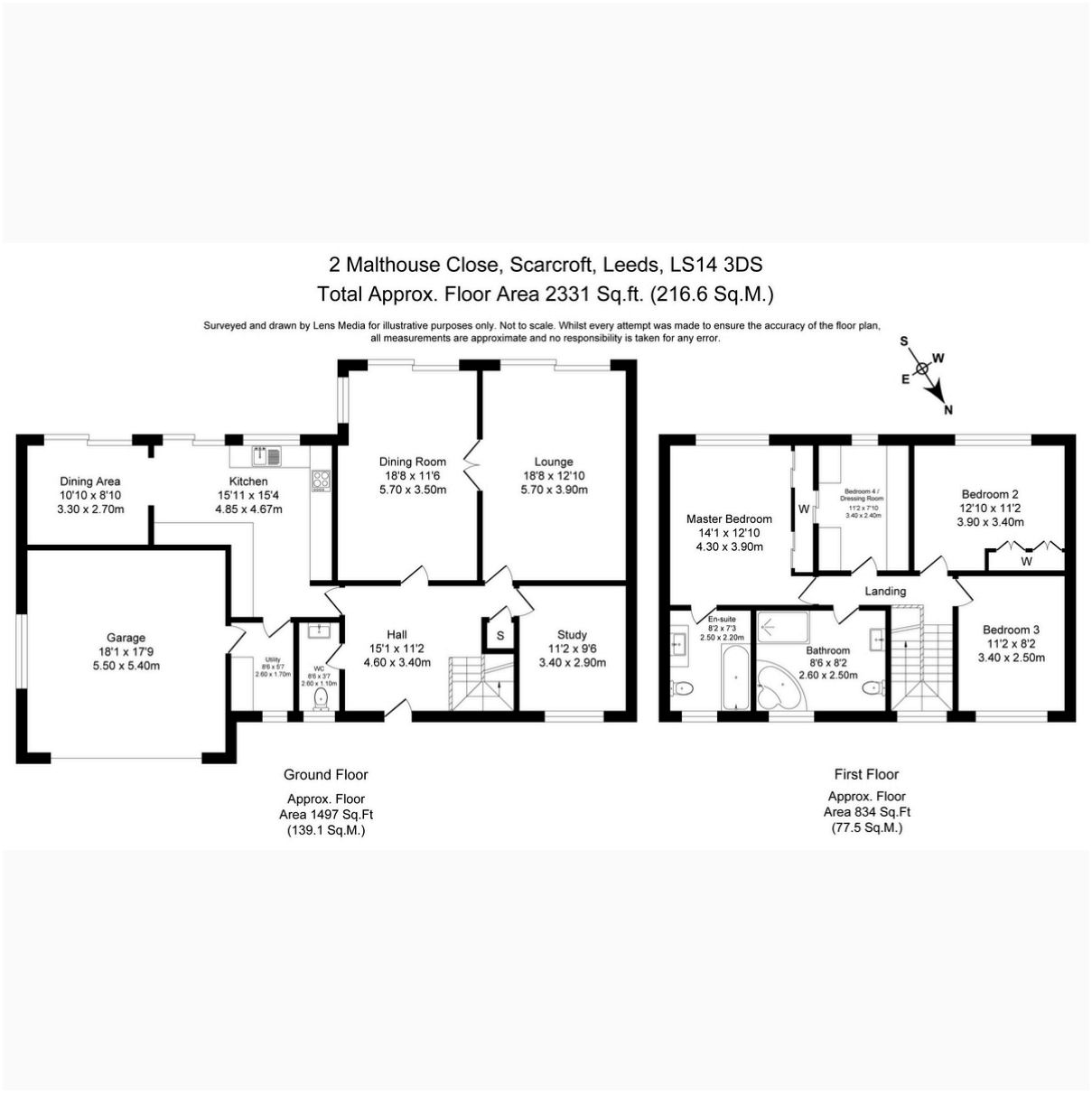
To the first floor is a tall window which brings an abundance of natural light into the landing. The principal bedroom has been fitted with a bespoke headboard with built in lighting and storage and fitted sliding wardrobes give concealed entrance into the fully fitted dressing room (which could be used as a fourth bedroom). There is a fully tiled ensuite bathroom with contemporary fitted units and heated towel rail. There are two further double bedrooms and a modern house bathroom which benefits from a generous walk in shower.

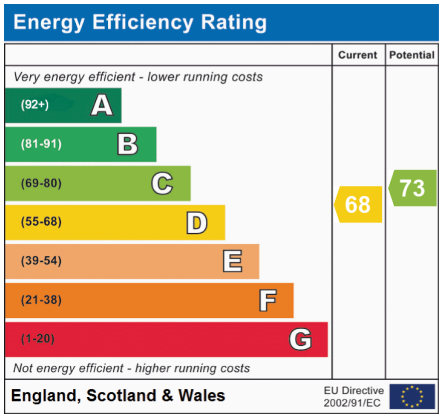
One of the standout features of this property is the beautifully planned and maintained south facing garden. A generous paved patio spans the full width with direct access from the living room, dining room and kitchen making this a perfect space for outdoor entertaining. There is a selection of mature trees and planting, creating a great degree of privacy. To the front of the property is a further lawned garden making a really pretty approach.



Malthouse Close is an exclusive private cul-de-sac within the heart of Scarcroft, offering an enviable blend of privacy, prestige and village charm. Scarcroft remains one of the most sought after villages in the region, combining a peaceful rural atmosphere with exceptional accessibility. Leeds, Harrogate and Wetherby are all within easy reach, as is Leeds Bradford Airport and the wider Yorkshire countryside. The area is particularly well regarded for its excellent schooling, including The Grammar School at Leeds, together with a wealth of leisure facilities, golf courses and everyday amenities.

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





Tenure Type: Freehold
Council Tax Band: G
Council Authority: Leeds City Council

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