



YOUR MOVE

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Nook Road, Scholes, Leeds
£253,000

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LOCATION

Scholes is the closest village beyond the eastern edge of Leeds and is popular because of its close location to the City Centre (7.5mi), M1 (5mi), Wetherby (10mi) and York (18mi). The village has shops, a school, library, 2 pub restaurants and many footpaths radiating from the village, one of which crosses this cul de sac 50m from the house.

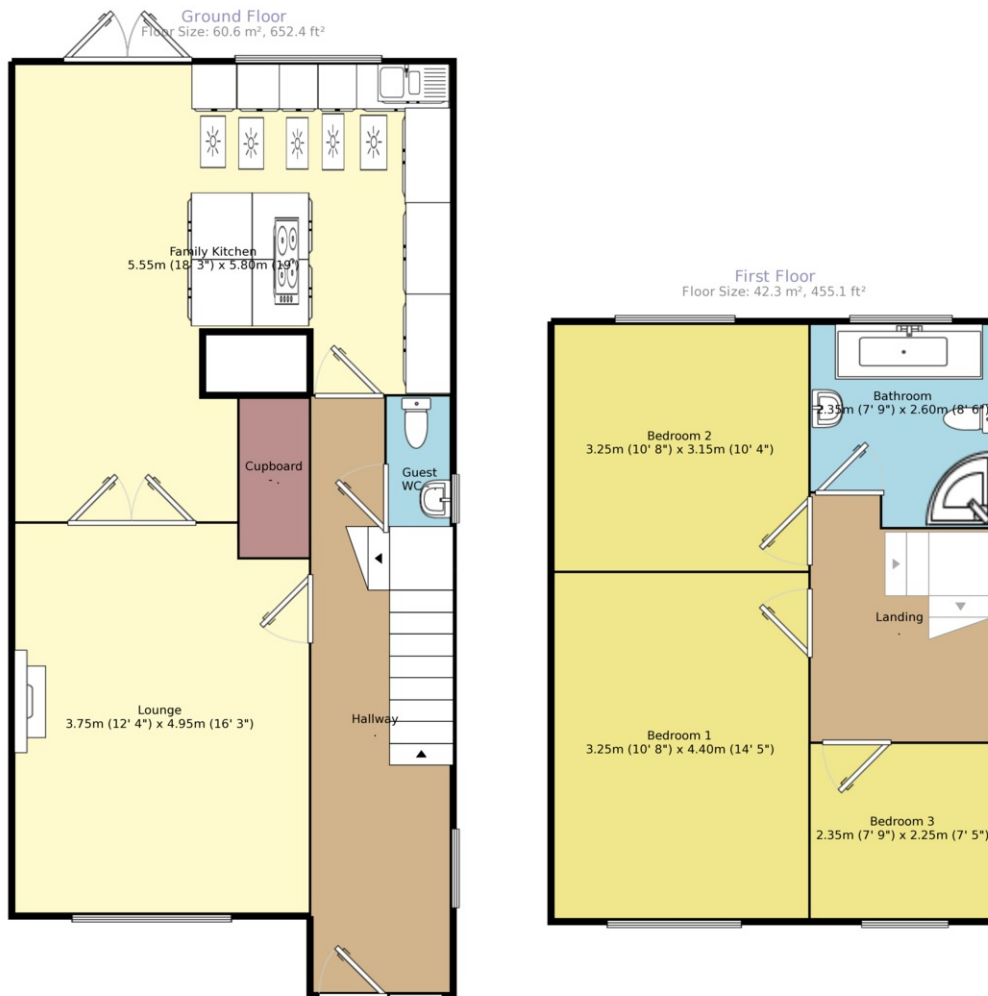
DESCRIPTION

A semi detached house with extensions. The Ground floor comprises an Extended entrance Hall, Guest Cloakroom, Living Room and Family Kitchen. The First floor comprises a Landing, 2 double Bedrooms, 1 single Bedroom and Bathroom. Outside there is a Driveway, detached Garage, front and rear Gardens. This house has a gas central heating system, cavity wall insulation and PVC double glazing. The extensions were completed after 2006 and have the required planning and building control approvals. EPC=C

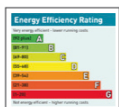
OUR VIEW

So many desirable features in this extended village home adjoining countryside. The block paved drive at the front of the house offers extensive parking and access to the detached garage, as well as giving first glimpse of the two extensions. Step into the extended entrance hall to experience the thought that has gone into this home. Features like high sheen floor tiles and hardwood doors sit along side the guest WC cloakroom and a huge walk in store cupboard. At the front of the house there's a cosy living room with wood burning stove to add comforting real flames for special occasions. Double doors open into the dining area of the family kitchen, which extends around the whole rear of the house. A chic modern feel has been created from the design features including the French doors opening to the garden, under floor heating and the set of five sky lights flooding the room with natural light or for star gazing at night. This fantastic eating, dining and sitting space will be the hub of everyday life and for dinner parties, which can easily spill out into the garden on warm days. The cavernous kitchen has rows of smooth doors over pan drawers, cupboards and a larder unit, set off by high sheen floor tiling and work surfaces. There's a counter top eating space and integrated fittings include banks of plug sockets, wall mounted ovens with microwave, hot drawer, induction hob, fridge freezer, washer and dishwasher. On the 1st floor the 3 bedrooms radiate off the landing and all have long range views to wake up to. The stylish house bathroom has tiling in natural hues creating a tranquil space for lovely long soaks in the bath followed by warm dry towels off the heated towel rail or a spa experience in the shower which has body jets and a rain shower head. Outside, the rear garden is very roomy. A flagged patio leads to long lawn with an adjacent shady patio circle. and through the plant arch you'll discover a dining patio area, children's play area with impact absorbing covering and space for organic gardening too. Beyond the garden is countryside, so it's a delightful private space to use which captures the sunshine all though the day





Measurements are approximate. Not to scale. For illustrative purposes only.



For full EPC please contact the branch

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*Source: Nielsen, Oct 2012.

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