



**Stoneacre**  
Properties



**Leeds Road, Leeds, LS15 4DF**

**£325,000**

Situated in the charming village of Scholes is this stunning three-bedroom semi-detached family home that offers a perfect blend of comfort and modern living. The property boasts a spacious reception room that welcomes you with warmth and style, ideal for both relaxation and entertaining. The heart of the home is the well-appointed kitchen/diner, which features double doors that open up into the lounge and a patio door that creates a seamless flow between indoor and outdoor spaces. This design not only enhances the natural light but also provides a wonderful setting for family gatherings and summer barbecues. Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms, ensuring practicality for everyday living. Outside, the property benefits from a good-sized garden, perfect for children to play. Additionally, a garage provides ample storage space or the potential for a workshop. With stunning views and situated in a sought-after village location, this home is ideal for families looking for a tranquil lifestyle while still being within easy reach of local amenities and transport links. This property truly represents a wonderful opportunity to create lasting memories in a delightful setting.

## Entrance Hall



External door to front. Double glazed window to side. Central heating radiator. Staircase leading to first floor.

## Lounge



To the front is a double glazed window. Gas fire with feature surround. Central heating radiator.

## Kitchen/Diner



Fitted with a stylish modern kitchen with a range of wall and base units incorporating a Belfast style sink. Integrated fridge/freezer. Plumbing for washing machine (machine could be included if required) Electric oven. Gas hob with cooker hood over. Dishwasher. Double glazed windows to rear. Patio door to rear leading out to the garden.

## First Floor Landing

Access into loft.

## Bedroom One



To the front is a double glazed window. Central heating radiator. Fitted wardrobes. Matching table and drawers could be included if required.

## Bedroom Two



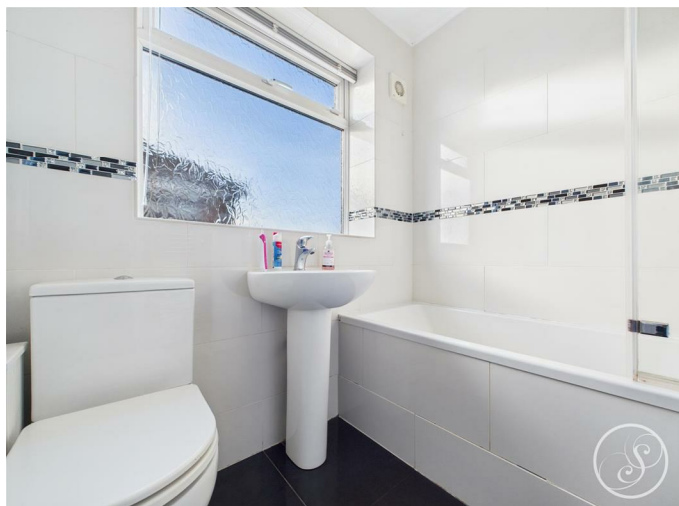
To the rear is a double glazed window with stunning views across open fields. Central heating radiator. Wardrobe and chest of drawers could be included if required.

## Bedroom Three



Double glazed window to rear. Central heating radiator.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is tiling, double glazed window and a heated towel rail.

## External



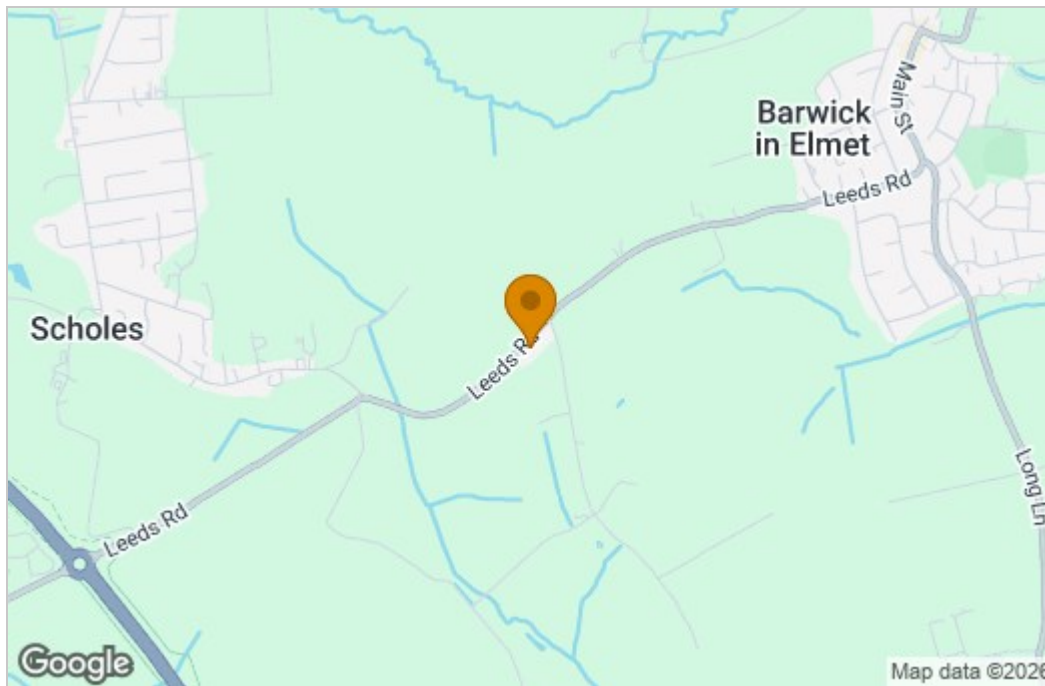
To the front is a driveway providing off road parking. To the rear is a garden that is mainly laid to lawn with a paved area at the bottom. The garden is a real feature as the views are stunning.

## Garage

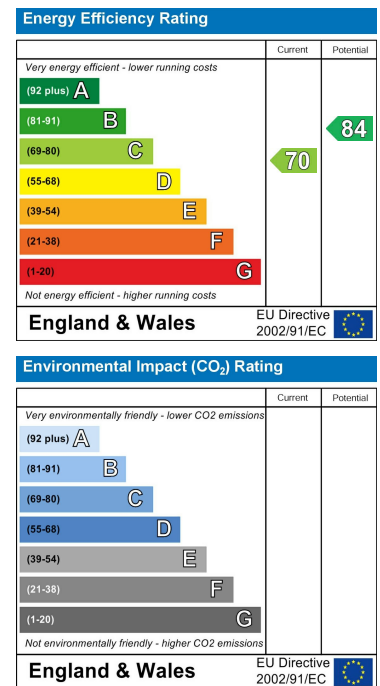
# Floor Plan



# Area Map



# Energy Efficiency Graph



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