



1a The Avenue, Scholes LEEDS LS15 4AS

welcome to

1a The Avenue, Scholes LEEDS

LOOKING for an INCREDIBLE detached property with enough space for all the family? Then this is THE ONE FOR YOU! Offering, THREE RECEPTION ROOMS an IMPRESSIVE MASTER BEDROOM with an en-suite AND a DRESSING ROOM, this DETACHED PROPERTY is just waiting for you to view!



Entrance Porch

Having the entrance door to the front aspect, and an internal door to the inner hall.

Inner Hall

With a door leading out to the rear, and stairs to the first floor landing.

Living Room

Featuring two windows to the front aspect, and patio doors leading out to the rear garden. Three central heating radiators

Lounge

Featuring a bay window to the front aspect, and patio doors leading out to the side. Feature fire place with a gas fire, surround and hearth, plus a two central heating radiator.

Dining Room

Having a window to the side aspect, and a gas central heating radiator.

Kitchen

Comprising of a fitted kitchen with a range of both wall and base units with complementary work surfaces over. Includes a one and a half bowl sink and drainer with mixer tap, an electric oven with an electric hob, and a cooker hood over. Also includes an integrated dishwasher and fridge freezer, tiling to the walls, and a window to the side aspect.

Bedroom Four

Having a window to the rear aspect, and a gas central heating radiator.

Shower Room

Fitted with a shower cubicle, a wash hand basin, and the low level flush w.c. Also includes tiling to all visible areas, a gas central heating radiator, and a frosted window to the side aspect.

First Floor Landing

A spacious landing area with stairs rising from the ground floor and having a gas central heating radiator.

Master Suite

Featuring dual aspect windows to both the front and rear, gas central heating radiator, a door to the en-suite, and a door to the dressing room.

En-Suite

Equipped with a shower cubicle, a wash hand basin, and the low level flush w.c. Also includes a heated towel rail, and a window to the rear.

Dressing Room

A walk in wardrobe / dressing room fitted with hanging rails and shelf spaces, a gas central heating radiator, and a window to the front aspect.

Bedroom Two

With a window to the front aspect, fitted wardrobes, and a gas central heating radiator.

Bedroom Three

Double glazed window to the rear aspect, gas central heating radiator, fitted wardrobes and built in storage cupboards.

House Bathroom

A generous bathroom consisting of a three piece bathroom suite which includes a bath with ornate taps and a shower head attachment, a wash hand basin set within a vanity storage unit, and the W.C. Also has tiling to all visible areas, a gas central heating radiator, and a window to the side aspect.

Exterior

Set on a generous plot, this incredible detached home offers a block paved driveway to the front allowing for off street parking, a lawn area, and some mature plants and shrubbery. To the rear is a further garden space with a continuation of the block paving which serves as a seating area, some mature planting, and a brick out building.



view this property online williamhbrown.co.uk/Property/CGT111745



welcome to

1a The Avenue, Scholes LEEDS

- Substantial Detached Home
- Well Presented Throughout
- Four Double Bedrooms
- Master Bedroom With En-Suite & Dressing Room
- Ground Floor Shower Room

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

£650,000



view this property online williamhbrown.co.uk/Property/CGT111745

Please note the marker reflects the
postcode not the actual property



Property Ref:
CGT111745 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0113 260 0945



Crossgates@williamhbrown.co.uk



47 Station Road, Crossgates, LEEDS, West
Yorkshire, LS15 8DT



williamhbrown.co.uk