



Elmete Avenue | Scholes | LS15 4BL

£260,000

Two Bedroom Semi-Detached Bungalow | Council Tax Band C | EPC Rating D

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\*\*\* TWO BEDROOM SEMI DETACHED BUNGALOW SOLD WITH NO CHAIN \*\*\*

Presented for sale in a sought-after location, this well-maintained semi-detached bungalow offers an excellent opportunity for those seeking comfortable and versatile living. This charming property is in good condition throughout and features two spacious double bedrooms. The main bedroom is enhanced by built-in wardrobes, providing ample storage. The second double bedroom is equally generous and filled with natural light via the sliding patio doors which also grant access to the rear garden.

The bungalow boasts a sizable reception room, characterised by large windows that flood the space with daylight and a feature fireplace, making it the perfect environment for both relaxation and entertaining guests. You will also find a well-appointed kitchen with fitted wall and base units, designed with both practicality and convenience in mind.

Residents will appreciate the balance of indoor and outdoor living, as the property is complemented by a delightful private garden—ideal for alfresco dining, gardening, or simply unwinding outdoors. Practicality is further enhanced by the presence of a single garage and ample parking is available for multiple vehicles, caravan or motorhome.

This bungalow's desirable village location would ideally suit buyers looking for a tranquil yet connected lifestyle. Close to good primary and secondary schools and offering easy access to the excellent shopping facilities at Crossgates and a short distance to the new retail park at 'The Springs' Thorpe Park. Scholes is an excellent location for commuters, with easy access to Leeds city centre, the Leeds Ring Road, A64 York Road and A1/M1 Link Road.

Call now to arrange your viewing!

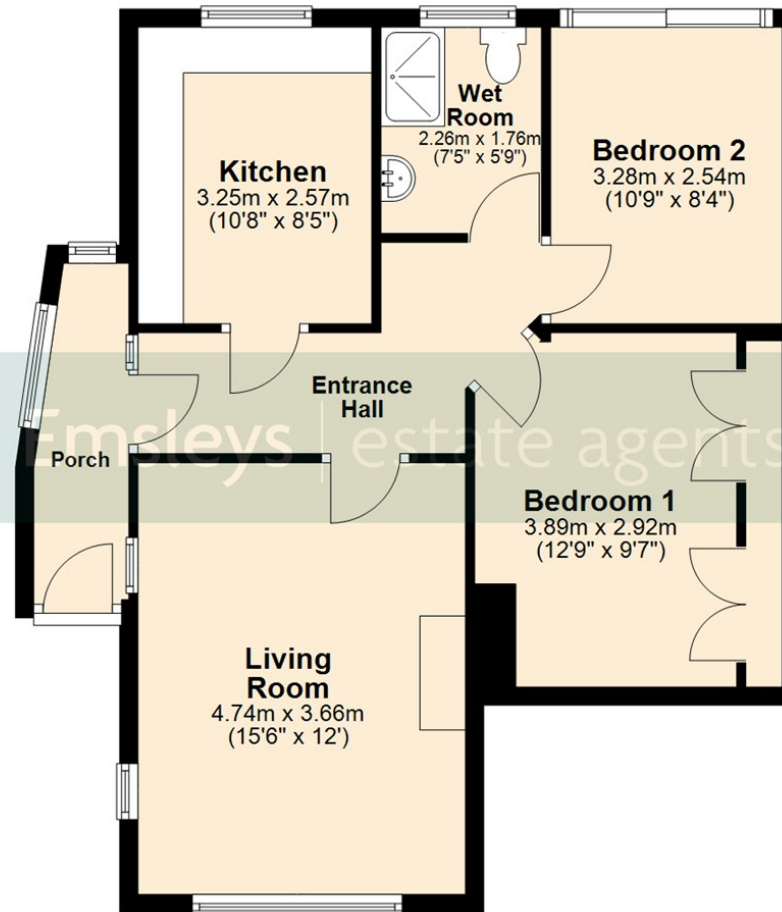






## Ground Floor

Approx. 63.4 sq. metres (682.2 sq. feet)



Total area: approx. 63.4 sq. metres (682.2 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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