



Morwick Grove | Scholes | LS15 4DS

£500,000

Four Bedroom Detached House | Council Tax Band F | EPC Rating TBC

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\*\*\* IMPRESSIVE FOUR DOUBLE BEDROOM DETACHED RESIDENCE WITH EXCEPTIONAL PLOT \*\*\*

This four-bedroom detached house is offered for sale in Scholes, Leeds, and is presented in immaculate condition throughout.

The ground floor includes a well-appointed kitchen with good natural light and a practical breakfast area, creating a functional hub for daily family life. The large through lounge has a dual aspect with large windows offers pleasant views across the garden and grants direct access allowing easy indoor-outdoor use. There is a second reception room, providing additional flexible living or dining space.

All four bedrooms are doubles and each benefits from built-in wardrobes, offering ample integrated storage. The house bathroom offers a walk in shower enclosure, wash hand basin and low flush w.c as well as useful linen cupboard.

Externally, the house features an impressive south-west facing garden with views across adjacent green land ideal for making the most of the summer and with a large patio adjacent to the house its ideal for family gathering and BBQ's. The smart driveway allows ample parking for multiple vehicles and leads to a double in tandem garage, providing secure storage or further off-street parking.

This is a sought after village location close to good primary and secondary schools and also offers easy access to the excellent shopping facilities at Crossgates and a short distance to the new retail park 'The Springs'. 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. Public transport links include nearby Cross Gates railway station, offering regular services to Leeds city centre in around 10 minutes, as well as routes towards York.







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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA  
t: 0113 284 0120 | [www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

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