



Nook Road | Scholes | LS15 4AU

£395,000

Three/Four Bedroom Semi-Detached House | Council Tax Band D | EPC Rating C

Emsleys | estate agents

*** THREE/FOUR BEDROOM SEMI-DETACHED HOUSE SOLD WITH NO CHAIN ***

Presenting this immaculate three/four bedroom semi-detached house on the highly sought-after Nook Road, Scholes, Leeds. Thoughtfully maintained, this inviting family home offers generous accommodation, providing flexible living and dining options with three reception rooms — ideal for entertaining or relaxing in comfort. The well-appointed kitchen has a built in pantry and views across the rear garden with the dining room adjacent giving direct access to the garden and decked seating area and an additional sun room offers a lovely place to sit and enjoy the garden views in colder weather.

Upstairs, there are two double bedrooms which benefit from built-in wardrobes, maximising storage and space efficiency, while the third bedroom serves as a comfortable single room. A family bathroom offers the choice of a bath or walk in shower enclosure and a separate w.c completes the upstairs layout.

Externally, the generous garden is perfect for outdoor living, with plenty of space for children to play or for hosting summer barbecues. A unique feature of this property is the versatile garden office, offering ample power points—ideal for home working or creative pursuits. An additional summer house provides shelter to sit and enjoy the tranquil surroundings. Ample off road parking is provided for residents' convenience via a block paved driveway to the front of the home.

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.

*** Call now to arrange your visit ***

Ground Floor

Entrance Hall

Enter to the generous hallway through a PVCu entry door. Staircase to the first floor and central heating radiator.

Living Room 3.45m x 4.17m (11'4" x 13'8")

With a large window to the front, fireplace and central heating radiator. Double doors grant access to the dining room.

Dining Room 3.18m x 3.15m (10'5" x 10'4")

With double-glazed French doors to the garden, central heating radiator and access to the kitchen.

Kitchen 2.77m x 3.25m (9'1" x 10'8")

Fitted with some wall and base units, space and plumbing for a washing machine. A built in traditional pantry cupboard with window to the side. Central heating radiator. Wall mounted central heating boiler and window to the rear.

4th Bed / Study / Playroom 4.62m x 2.62m (15'2" x 8'7")

Converted from the garage to provide a useful additional reception room or fourth bedroom/playroom or work from home space. Two windows to the front and side and central heating radiator.

Sun Room 3.31m x 3.69m (10'10" x 12'1")

With double glazed windows and door to the rear garden. Access to the store room.

Store

A great place to keep household utility items.

Guest WC

Fitted with a low flush w.c and wall mounted hand wash basin. Central heating radiator.

First Floor

Landing

A large window/door to the side elevation allowing access to the roof of the garage. A pull down ladder gives access to the storage loft which offers potential for full conversion (subject to planning consent etc) an excellent storage space with power and light.

Bedroom 1 4.31m x 4.29m (14'2" x 14'1")

A very spacious double bedroom with a range of wardrobes to one wall, window to the front.

Bedroom 2 2.84m x 4.29m (9'4" x 14'1")

A second double bedroom with a range of wardrobes to one wall, window to the rear with lovely views across farmland.

Bedroom 3 2.06m x 2.11m (6'9" x 6'11")

A single bedroom with window to the front.

WC

Fitted with a low flush w.c and window to the side elevation.

Bathroom 1.73m x 2.24m (5'8" x 7'4")

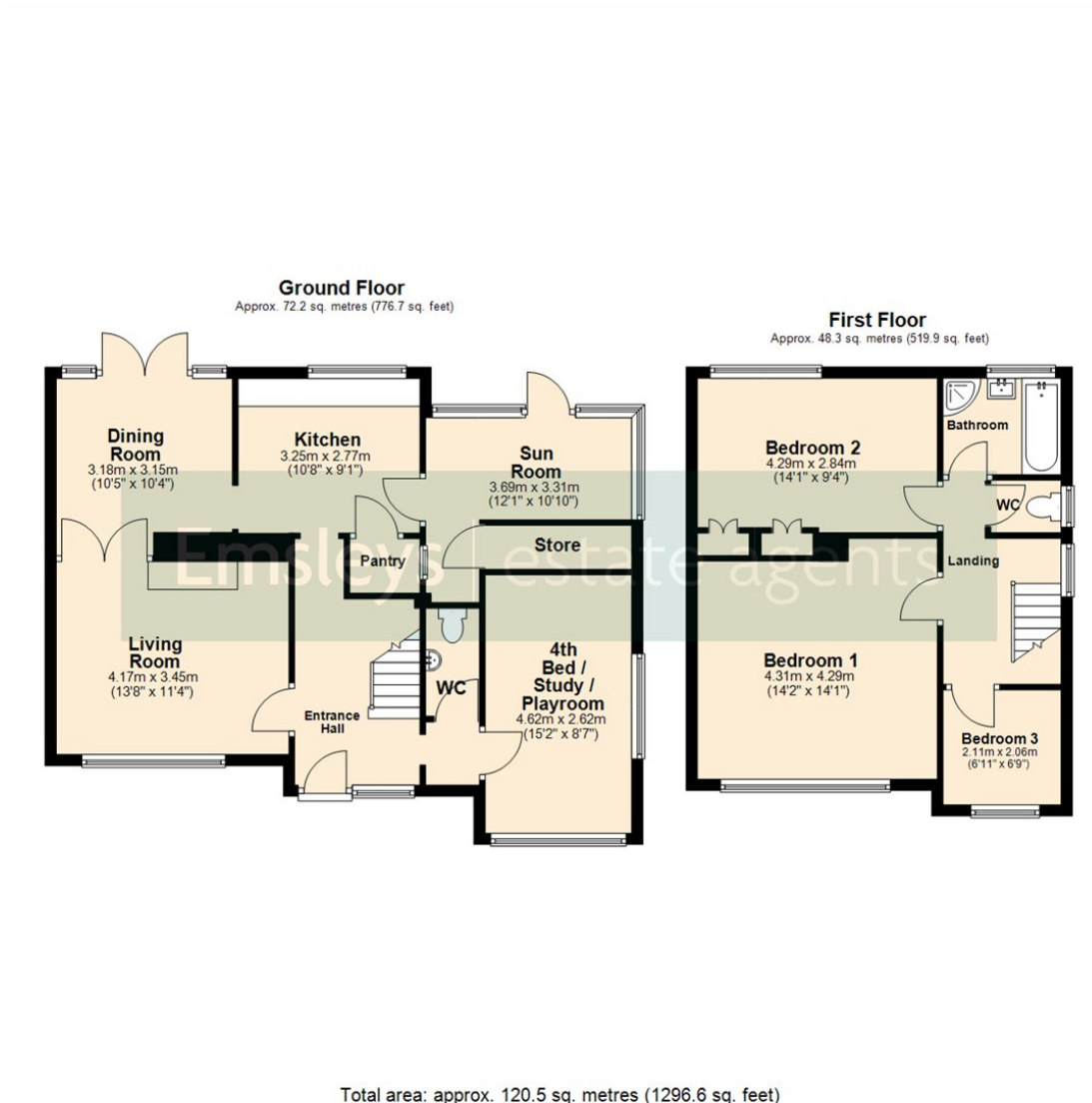
Fitted with a white suite which comprises; panelled bath, separate walk in shower enclosure and a pedestal hand wash basin. Window to the rear and central heating radiator.

Exterior

The property is accessed to the front where a block paved driveway offers ample off road parking. The side is enclosed with a high timber gate which grants access to the rear garden.

The rear garden is impressive in size and abutts open farmland offers far reaching views and providing a very tranquil setting. The garden is extremely well maintained with manicured lawns and flower beds. Adjacent to the house you have a choice of seating areas and to the bottom of the garden you will find a home office with power and light and a summer house. Only inspection will convey the space on offer here.





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

Emsleys | estate agents