



Station Road | Scholes | LS15 4BH

£525,000

Three/Four Bedroom Detached Bungalow | Council Tax Band D | EPC Rating C

Emsleys | estate agents

*** STUNNING 3/4 BEDROOM DETACHED DORMER BUNGALOW * REFURBISHED TO A HIGH STANDARD * FAMILY BATHROOM & SHOWER ROOM * LARGER THAN AVERAGE GARAGE WITH PLANNING PERMISSION * GENEROUS MATURE GARDENS ***

Beautifully refurbished dormer bungalow offers a perfect blend of modern luxury and spacious living. With four well-proportioned bedrooms, this detached property is ideal for families or those seeking extra space.

As you enter, you are greeted by a stunning reception room that exudes warmth and character, featuring exposed brick feature walls and a cosy wood-burning stove, perfect for those chilly evenings. The heart of the home is undoubtedly the impressive breakfast kitchen, which boasts elegant quartz worktops, built-in appliances, and ample storage, making it a delightful space for culinary enthusiasts and family gatherings alike. With the added bonus of a home office, this property ticks all the boxes for a growing family. Not to mention a contemporary style family bathroom with stand alone bath plus a ground floor shower room.

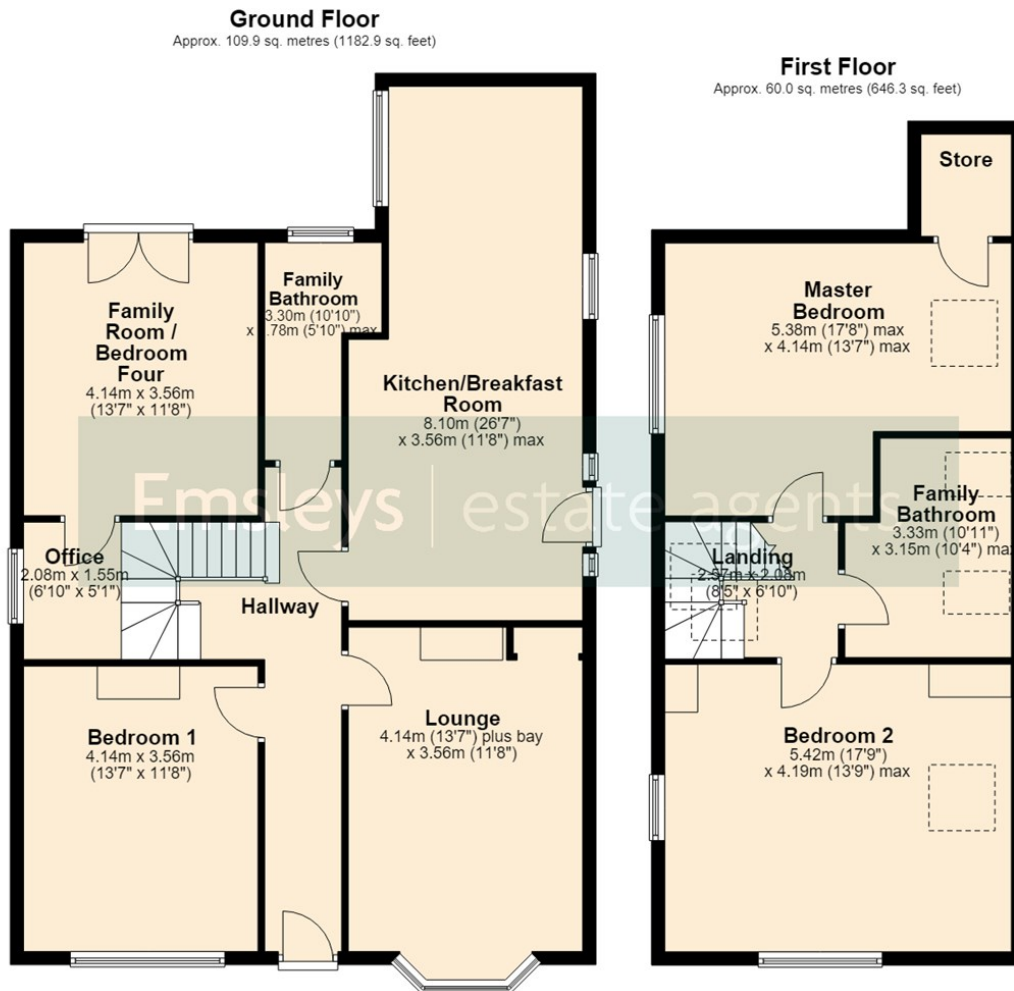
The property has been thoughtfully designed with luxury fittings throughout, including cast iron radiators and oak internal doors, ensuring a sophisticated yet comfortable atmosphere. The bungalow is rewired and features a 4 year old serviced boiler, providing peace of mind for the new owners.

Set on a good-sized plot, with well tended gardens, the property also includes a larger-than-average garage, which comes with granted planning permission for conversion into a one bedroom annex, offering potential for additional living space or a home office.

This stunning dormer bungalow is a rare find in the desirable area of Scholes, combining modern amenities with a touch of traditional charm. It is a must-see for anyone looking for a spacious and stylish home in a tranquil setting.







Total area: approx. 169.9 sq. metres (1829.2 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.



35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 | www.emsleysestateagents.co.uk

Emsleys | estate agents