



Nook Road | Scholes | LS15 4AU

£350,000

Extended Semi-Detached House | Council Tax Band D | EPC Rating D

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*** OPEN VIEWS ACROSS GREENBELT LAND * LOTS OF SCOPE FOR FURTHER DEVELOPMENT * SOUGHT AFTER LOCATION ***

This spacious semi-detached home is situated in a tucked away 'no through road' situation in the sought-after village of Scholes. Nook Road is a tree lined street adjacent to open greenbelt and farmland and is an excellent location for families especially as Scholes Elmet Primary School is close by. The property has been well maintained and offers extended accommodation and has an award winning garden designed and lovingly tended by a founder member of 'Scholes in Bloom' with her own garden repeatedly voted 'the best small garden in Leeds' no less. Only by viewing can one appreciate the plot and its surroundings.

The accommodation briefly comprises;- entrance porch, hallway, living room, extended dining room and kitchen and utility porch to the ground floor. On the first floor are three bedrooms and a wet room (currently adapted for mobility needs). Externally there is ample off-road parking to the front with garage leading to rear garden with greenhouse and storage shed.

This is a sought after village location offering easy access to both Leeds & York city centres via the A64 York Road and A6120 outer Leeds Ring Road. The new Leeds Orbital Road (due to open Autumn 2022) will also give easy access to the A1/M1 North Link Road and provide walking and cycle tracks. Excellent shopping facilities at Crossgates including the Crossgates Shopping Centre and the new 'Springs' retail park are within easy reach.

***Call now 24 hours a day 7 days a week to arrange your viewing ***

Ground Floor

Entrance Porch

Enter through the wood grain effect PVCu door - an ideal spot for muddy shoes or pushchairs.

Entrance Hall

Entry is through a hardwood entry door to a welcoming hallway with a central heating radiator and a staircase rising to the first floor. A fixture cupboard provides storage space.

Living Room 4.04m x 3.71m (13'3" x 12'2")

A double-glazed bay window overlooks the pretty front garden. Offering a focal stone fireplace, picture rail, coving to the ceiling, wall light points and a central heating radiator.

Dining Room 5.48m x 3.38m (18'0" x 11'1")

Having been extended the room offers fabulous views of the rear garden and countryside beyond and provides ample space for family sized dining table and chairs. Picture rail, ceiling coving, central heating radiator and sliding patio doors grant access to the rear garden.

Kitchen 4.39m x 2.26m (14'5" x 7'5")

The kitchen is fitted with a range of wall and base units in a light wood grain effect finish with contrasting work surfaces over incorporating a stainless steel sink with twin drainers. Integrated cooking appliances include an eye level electric oven and microwave along with an additional cooker point and a plumbed space for a dishwasher. A double-glazed window gives views of the garden, there is a traditional pantry store and an entry door leads to;-

Utility Porch

A useful area with counter tops, having plumbing and drainage for a washing machine and tumble dryer.

First Floor

Landing

A double-glazed window is placed to the side elevation.

Bedroom 1 4.08m x 3.38m (13'5" x 11'1")

A double bedroom with double-glazed bay window overlooking the front garden. There is a central heating radiator and fitted wardrobes to one wall.

Bedroom 2 3.84m x 3.23m (12'7" x 10'7")

A double bedroom with a central heating radiator, wardrobes to one wall and a double-glazed window overlooking the rear garden.

Bedroom 3 2.34m x 2.24m (7'8" x 7'4")

A single bedroom with a double-glazed window, fixture wardrobe and a central heating radiator.

Wet Room

Currently adapted for mobility needs and offering a shower area serviced by a mains fed shower, a wall hung hand wash basin and low flush WC. Attractive tiling throughout, a central heating radiator and two double-glazed windows placed to the side elevation. A loft hatch gives access to the roof space.

Exterior

WOW! The rear garden is a must see! Designed and tended by a founder member of 'Scholes in Bloom' and multi time winner of 'Best small garden in Leeds'. Experienced gardeners will appreciate the well stocked, shaped beds and borders which offer all year round interest and colour. A greenhouse and storage shed will help you keep the garden neat and tidy. To the front of the property is a smaller garden with stocked flower beds and a crazy paved driveway providing ample off-road parking for several vehicles and leads to the garage which has power and light.

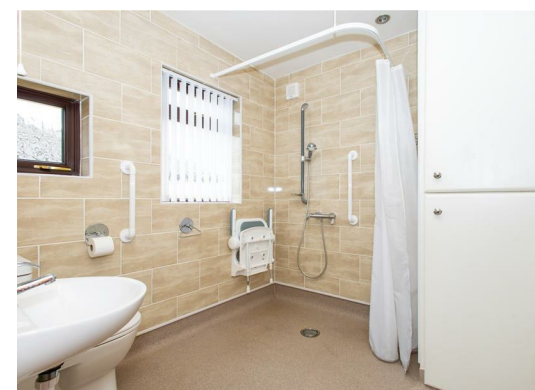
Directions

From our Crossgates office on Austhorpe Road head east and at the mini-roundabout turn left onto Pendas Way. Follow until the end and at the 'T'- junction turn right onto Barwick Road. Continue onto Leeds Road and at the end 'T'- junction turn left onto Main Street. Continue onto Station Road before turning right onto Rakehill Road and immediately left onto The Approach. Continue to the bottom and bear right then turn left into Nook Road continue along where the property will be located on the right hand side and identified by the Emsleys For Sale board.





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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