



Morwick Grove | Scholes | LS15 4DS

£270,000

Three Bedroom Dormer Bungalow | Council Tax Band C | EPC Rating TBC

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**\*\*\*CUL-DE-SAC LOCATION \* POPULAR VILLAGE LOCATION \* SOLD WITH NO CHAIN \*\*\***

A three bedroom dormer bungalow, in a tucked away location, situated in the highly regarded village of Scholes is now available. The property is well maintained and cared for by just one owner since built and offers flexible accommodation for a whole host of buyers.

The accommodation briefly comprises; a large entrance hall, living room with access to a spacious conservatory, fitted kitchen with integrated appliances, ground floor bathroom with walk in shower and a third bedroom. To the first floor there are two dormer bedrooms with one having fitted wardrobes. To the outside there is a driveway to the rear leading to a brick built detached garage with power, light and an electric up and over door. Lawned gardens to the front and rear with boundary wall and well stocked flower beds.

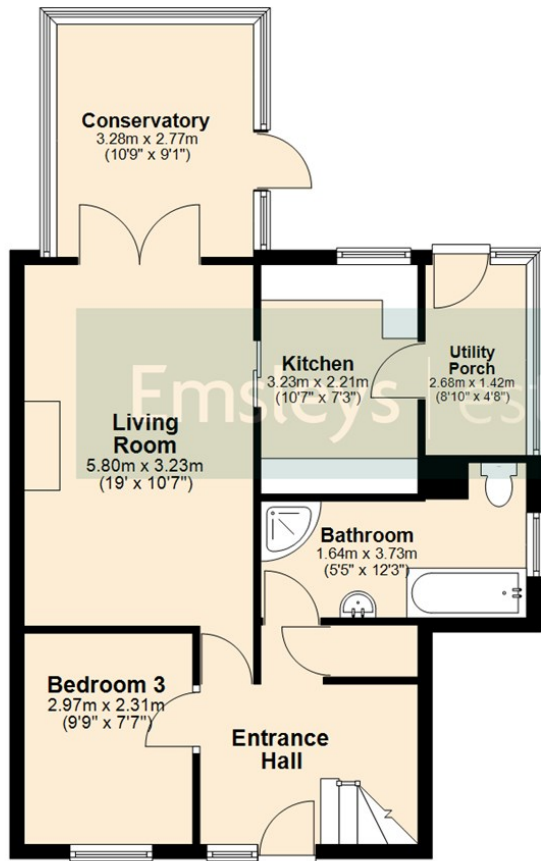
This is a sought after village location close to good primary and secondary schools and also offers easy access to the excellent shopping facilities at Crossgates and a short distance to the new retail park 'The Springs'. Scholes is an excellent location for commuters, with easy access to Leeds city 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.

**\*\*\*Call now to arrange your viewing \*\*\***

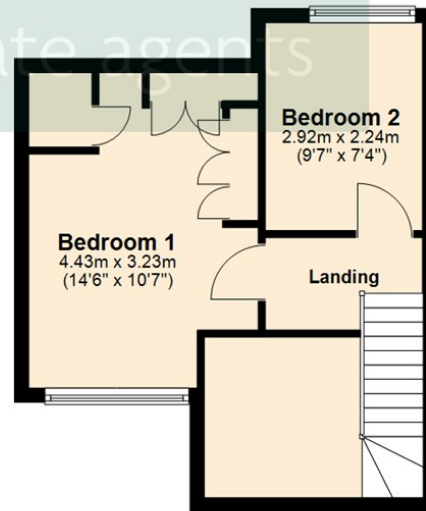




**Ground Floor**  
Approx. 61.9 sq. metres (665.8 sq. feet)



**First Floor**  
Approx. 30.9 sq. metres (332.3 sq. feet)



Total area: approx. 92.7 sq. metres (998.1 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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