



Belle Vue Avenue | Scholes | LS15 4AE

£439,000

Extended Two Bedroom Bungalow | Council Tax Band D | EPC Rating D

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*** EXTENDED DETACHED BUNGALOW WITH VIEWS! ***

Situated in the highly regarded village of Scholes this property and its position is a must see! Sure to be a popular choice, the property sits adjacent to open farmland at the rear offering lovely views and plenty of peace! . Having undergone a programme of extension and modernisation throughout this home is immaculately presented and offers a high end finish including quartz worktops, integrated appliances, bi-fold doors to the rear garden and beautifully appointed bathrooms.

The accommodation briefly comprises; entrance hall, lounge, extended fitted kitchen diner, utility room, master suite with dressing area and en-suite shower facilities, second double bedroom and house bathroom. To the outside there is garden to the rear with views over farmland and to the front of the property there is a garden with driveway providing off-road parking leading to the attached garage.

This is a sought after village location which also offers easy access to the excellent shopping facilities at Crossgates and is a short distance to the new and exciting 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 viewing ***

Entrance Hall

Enter through a composite door to the welcoming hallway laid with LVT flooring which continues into the living room. Central heating radiator.

Living Room 4.37m x 3.76m (14'4" x 12'4")

A lovely light and airy space laid with LVT flooring and having a feature fireplace with oak mantel and electric stove. Central heating radiators and window overlooking the front garden.

Kitchen/Dining Room 8.59m x 3.76m (28'2" x 12'4")

WOW! This extended family sized space is fitted with an extensive range of modern wall and base units with quartz work surfaces over. Integrated appliances include twin electric ovens, induction hob, dishwasher and a

fridge/freezer. Inset stainless steel sink with mixer tap over and window to the side. A large breakfast bar provides additional storage and a place to casually sit and enjoy conversation. The kitchen is then open to a large reception/dining area with ample space for a family sized table and chairs and has bi-fold doors which connect the space beautifully to the rear garden.

Utility Room 2.29m x 2.01m (7'6" x 6'7")

Fitted with wall and base units and having space and plumbing for a washer, dryer and tall fridge freezer. A composite door gives access to the rear garden.

Porch

Off the kitchen area to the side of the property the porch offers an ideal space for muddy boots, pets or pushchairs and has a composite entry door and side window.

Master Bedroom 6.10m x 2.95m (20'0" x 9'8")

A large double bedroom which has been extended to provide a dressing area which is fitted with wardrobes to one wall providing ample storage and hanging rails, a central heating radiator and a double-glazed window overlooking the rear garden. Open to a further area again with built in storage and granting access to the;-

En-suite Shower Room

Fully tiled in modern ceramics and fitted with a walk in shower enclosure, built in hand wash basin with feature mirror and a close coupled w.c. Window to the side and central heating radiator.

Bedroom 2 3.01m x 3.55m (9'11" x 11'8")

A double bedroom with a central heating radiator and a double-glazed window overlooking the front garden.

Bathroom

The beautiful house bathroom is flooded with light from a skylight window and is fully tiled. Fitted with a white three piece suite which comprises;- panelled bath, concealed cistern w.c with hand wash basin inset to vanity storage. In addition there is a heated towel rail and extractor fan.

Garage

Accessed via an up and over door to the front and having power sockets, light and window to the rear.

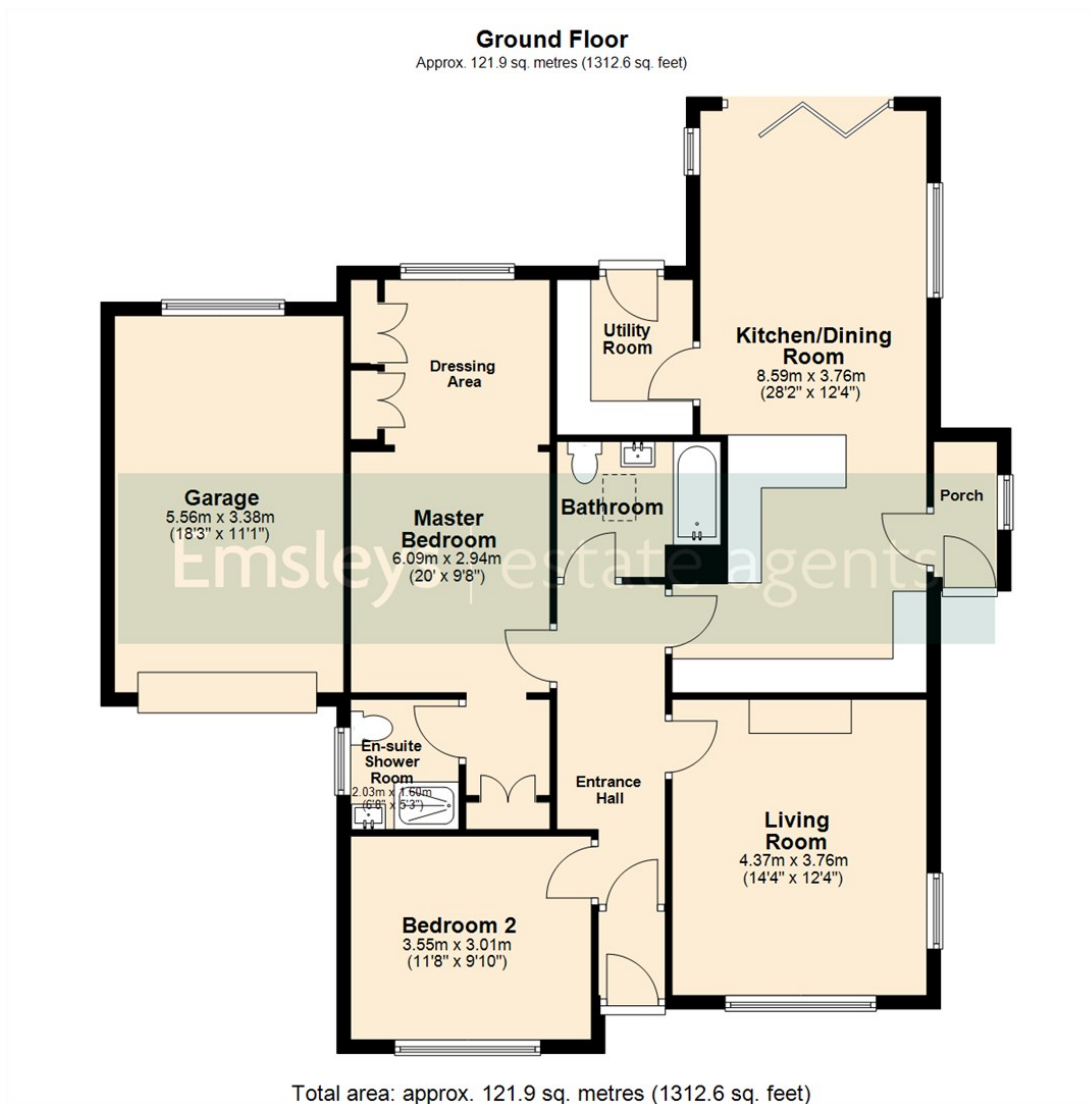
Exterior

To the front there is smart well tended garden with a small lawn and driveway providing ample parking and leads to the garage. The rear garden

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 T-junction turn left onto Main Street. Continue onto Station Road before turning right onto Elmete Avenue and follow the road to the end. At the T-junction turn left onto Belle Vue Avenue where the property can then be found on the right.





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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