Mike Dobson

10 Arthursdale Drive

Scholes, Leeds, LS15 4AR

£290,000

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Being sold with no onward chain is a very well presented three bedroom semi-detached house located in the ever popular village of Scholes and within easy access to all local amenities.

The accommodation briefly comprises entrance porch, lounge, kitchen/diner, first floor landing, bedroom one, bedroom two, bedroom three, and shower room/W.C.

In addition the property has an alarm system, PVCu double glazed windows & entrance doors, gas fired central heating with Worcester combination boiler located in storage cupboard underneath the stairs, modern fitted kitchen with four ring gas hob, built in oven, integrated fridge/freezer and washing machine to be included, access point to the loft with pull down ladder being fully insulated, fitted wardrobes to bedroom two, and shower room with large panelled walk in modern shower.

Externally, to the front of the property is a plum slate area with some plants to the border. A block paved driveway provides off road parking for at least three vehicles. The driveway leads to a detached garage with up and over door. To the rear of the property is a fully enclosed low maintenance garden which has a paved patio seating area and washed pebble stoned area, and lockable timber gate.

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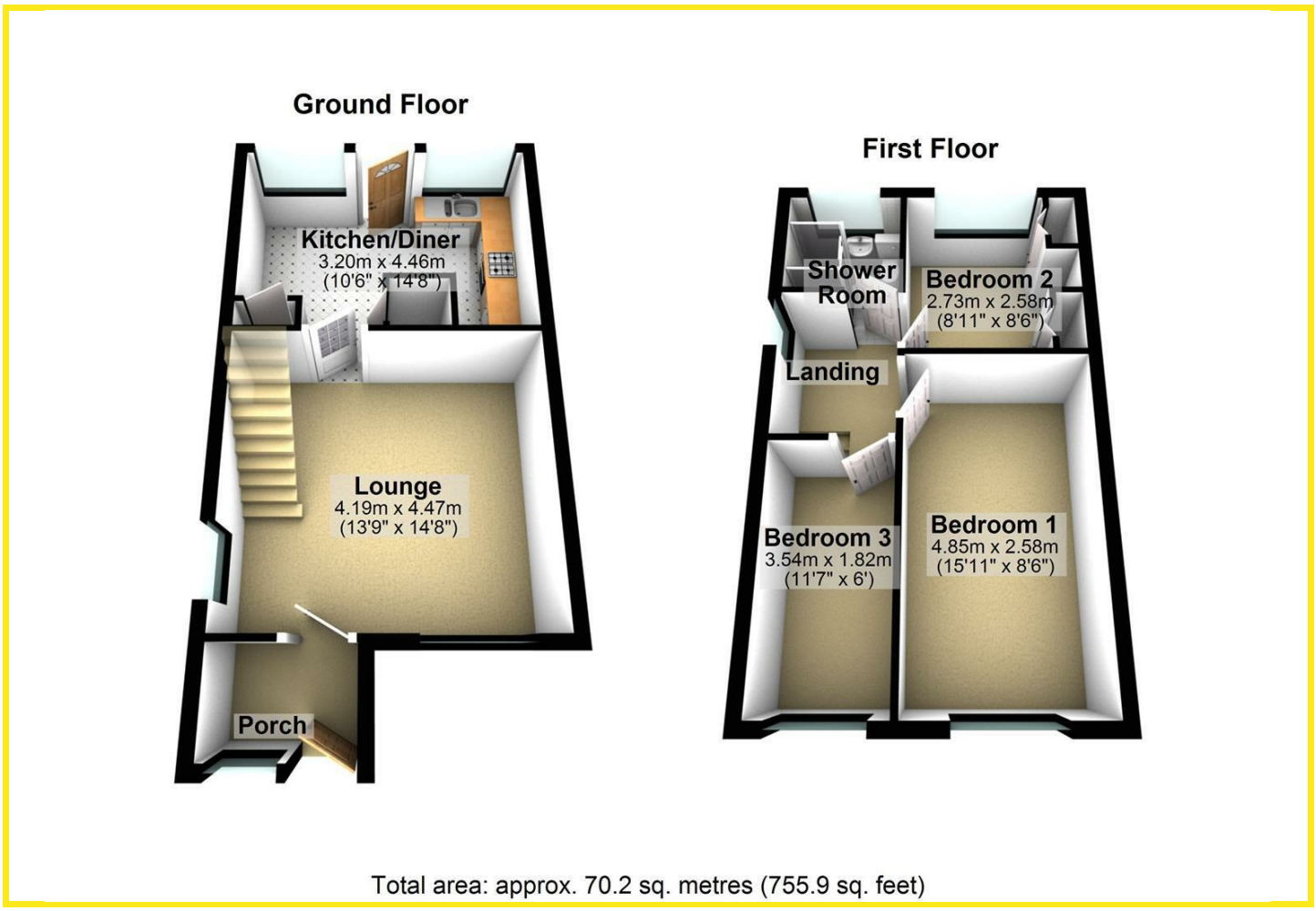
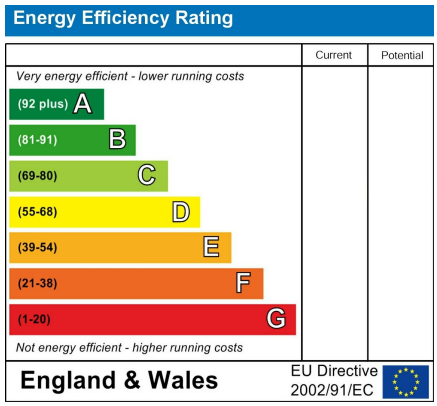
Floor Plan



Total area: approx. 70.2 sq. metres (755.9 sq. feet)

Area Map

Energy Efficiency Graph



Directions

On entering the village of Scholes, continue along Main Street and follow the road. On Station Road, pass the primary school on your left and take your 6th turning right on to Rakehill Road. Turn left on The Approach, and then take your third turning right on to Arthursdale Drive where the property can be found on the right hand side of the road, as indicated by our Agents board.

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4 Main Street, Garforth, LS25 1EZ
Tel: 0113 2864276 Email: headoffice@mdobson.co.uk https://www.mdobson.co.uk