





Scott Hall Road,LEEDS LS7 3JS

william h brown

welcome to

Scott Hall Road, LEEDS

A beautifully renovated three-bedroom end-terrace home offering stylish, move-in-ready accommodation throughout. Benefiting from front and rear gardens, this fantastic property must be viewed to be fully appreciated.













Ground Floor
Entrance Hall
Stairs leading to first floor.

Living Room
A generously proportioned lounge, flooded with natural light from a large front double-glazed window. Further benefits include a fitted radiator and carpet flooring.

Kitchen/Diner
A modern kitchen fitted with a range of contemporary wall and base units incorporating complementary work surfaces and stylish splashback paneling. The kitchen benefits from an integrated oven, hob with extractor hood over, sink with drainer, and ample cupboard storage. A rear double-glazed window and rear external door provide natural light and convenient access outside. There is space for a dining table and chairs, creating an ideal setting for everyday dining. The dining area further benefits from a useful built-in storage cupboard, offering excellent additional storage solutions. Recessed spotlights and a fitted radiator complete this bright and well-presented room.

First Floor
Landing
Bedroom One
A double bedroom with a front double glazed window and fitted radiator. A charming archway feature adds character and visual interest, creating a unique focal point within this well-proportioned and versatile room.

Bedroom Two
Features a rear double glazed window and fitted radiator.

Bedroom Three
A single bedroom with a front double glazed window and fitted radiator.

Bathroom
A stylish and modern shower room fitted with a walk-in shower enclosure featuring a rainfall shower head and additional handheld attachment. The suite comprises a WC and a vanity wash hand basin with useful under-sink storage. The room is enhanced by a heated towel radiator, and a double-glazed rear window.

External
Externally, the property enjoys a pleasant lawned garden to the front, bordered by mature hedging and shrubs which provide a good degree of privacy and an attractive outlook. Pathways lead to the property's entrance and create easy access around the garden areas.
To the rear is a further enclosed garden, predominantly laid to lawn and offering a fantastic outdoor space for relaxing, entertaining, or gardening. The rear garden is enclosed by fencing and benefits from gated access.

Agent Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

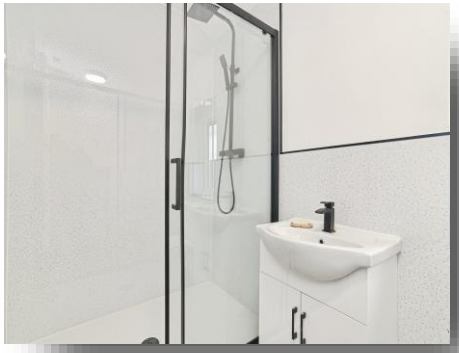
welcome to

Scott Hall Road, LEEDS

- END TERRACE
- THREE BEDROOM
- FRONT AND REAR GARDENS - GREAT SIZE
- FULLY RENOVATED THROUGHOUT
- FANTASTIC RESIDENTIAL AREA

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£250,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/OAK110141

The Property Ombudsman

Property Ref:
OAK110141 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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