



SCOTT HALL ROAD,  
LEEDS, LS7 2NA  
Guide Price £375,000

5 Bedroom House  
EPC Rating: F

LINLEY &  
SIMPSON

Linley and Simpson are delighted to offer this large extended four bedroom semi-detached family home which is one not to be missed. The family home offers fantastic living accommodation has been lovingly extended offer spacious and versatile living accommodation. Upon entering the property you are presented with a wonderful entrance hall with, spacious reception room with large bay window, open plan extended kitchen/diner offering great views across the garden with tri-folding doors, playroom/study, utility room, guest wc shower room. The first floor holds three well-proportioned bedrooms and a stylish house bathroom with second separate wc. The loft has also been converted into a large a loft bedroom.

The property benefits from a large garden, driveway and garage. The property further benefits from gas central heating, double glazing and modern fixtures and fittings with contemporary oak doors throughout, sure to appeal to a wide range of buyers. Viewing highly recommended to appreciate the size and quality of the accommodation on offer. Situated close to local amenities of Chapel Allerton. There are a number of good schools for all ages in the area, together with frequent public transport links to the city centre and surrounding suburbs. There are a host of local leisure and recreational facilities, including golf courses and the David Lloyd leisure centre on the Ring Road, parkland, bars, cafes and restaurants.

## **GROUND FLOOR**

### **ENTRANCE PORCH**

Leading to entrance hall.

### **ENTRANCE HALL**

The large entrance hall has feature stained glass windows, entrance door, tiled flooring and staircase leading to first floor landing.

### **LOUNGE 12'11" X 12'6" (3.94 X 3.81)**

Bay fronted lounge with telephone point, television point, cast iron open fire and central heating radiator.

### **STUDY/PLAY ROOM 16'4" X 8'8" (4.98 X 2.64)**

Ideal as a play room/study with double glazed windows to side and rear, telephone point, television point and central heating radiator.

### **DINING ROOM 20'5" X 8'8" (6.22 X 2.64)**

Tri-folding doors leading out to the raised decking area, and central heating radiator.

### **KITCHEN/BREAKFAST ROOM 21'5" X 13'10" (6.53 X 4.22)**

High gloss fitted wall and base units with work surfaces over, one and half bowl sink unit, island unit, built in oven and hob with extractor hood over, built in microwave, and dishwasher.

### **UTILITY 7'11" X 6'7" (2.41 X 2.01)**

Fitted wall and base units with work surfaces over, sink unit and space for washing machine.

## **FIRST FLOOR**

### **LANDING**

Access to first floor rooms and central heating radiator.

### **MASTER BEDROOM 12'11" X 12'6" (3.94 X 3.81)**

Double glazed bay window to front, fitted wardrobes, telephone point, television point and central heating radiator.

### **ENSUITE SHOWER ROOM**

Step in shower cubicle, low level WC, hand wash basin with vanity unit, tiled walls, tiled flooring, heated towel rail and extractor fan.

### **BEDROOM TWO 11'11" X 11'2" (3.63 X 3.40)**

Double glazed window to rear, storage cupboard, telephone point, television point and central heating radiator.

### **BEDROOM FOUR 8'5" X 8'3" (2.57 X 2.51)**

Telephone point, television point and central heating radiator.

## **BATHROOM**

Four piece suite comprising roll top bath, step in shower cubicle, low level WC, hand wash basin, double glazed window to rear and storage cupboard.

### **SEPARATE WC**

Low level WC and double glazed window to side.

## **SECOND FLOOR**

### **BEDROOM THREE 18'9" X 17'0" (5.72 X 5.18)**

Under eaves storage, telephone point, television point and central heating radiator.

## **OUTSIDE**

### **FRONT GARDEN**

Spacious paved garden with gated access.

### **REAR GARDEN**

Raised decked area ideal for entertaining, steps leading to lawned garden with mature shrubs and trees. There is also a self contained office with electrics, lighting and internet, ideal as an office space.

### **GARAGE 18'4" X 8'0" (5.59 X 2.44)**

Up and over door, lighting and power points.

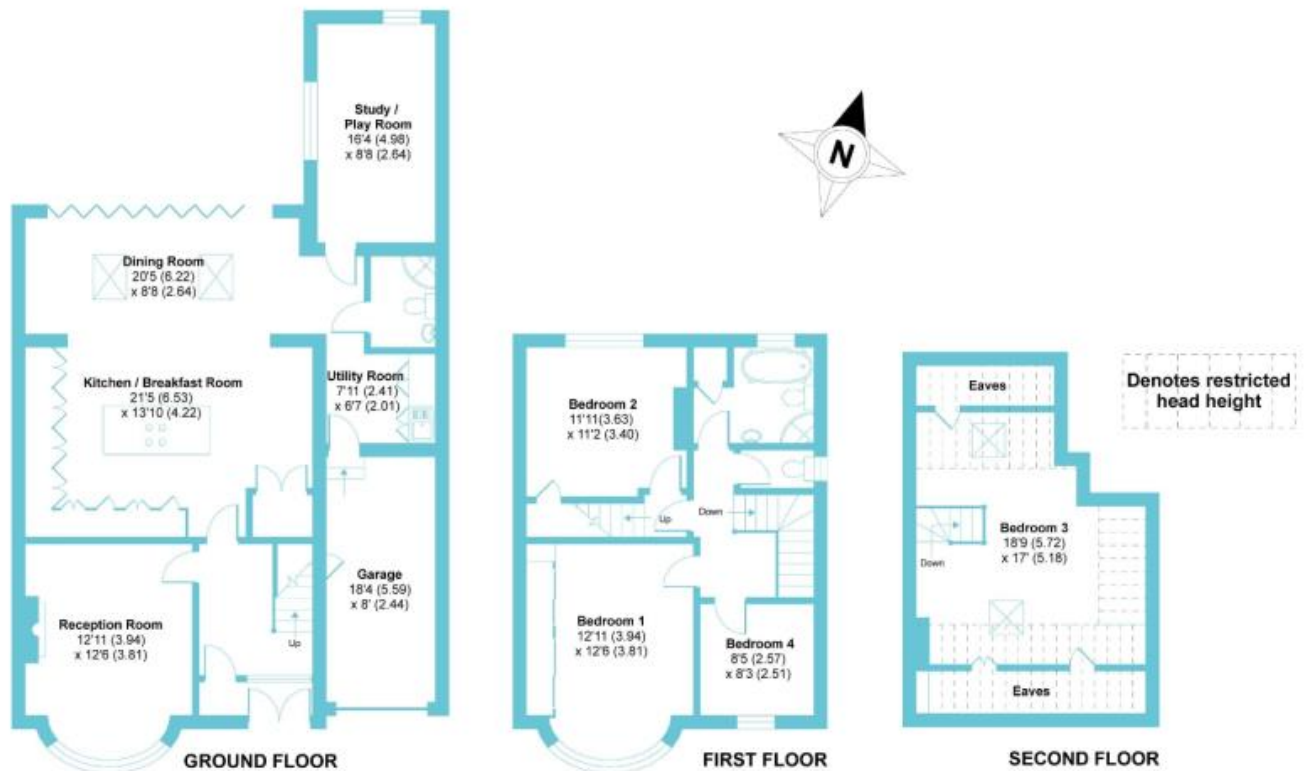






# Scott Hall Road, Leeds, LS7

APPROX. GROSS INTERNAL FLOOR AREA 2152 SQ FT 199.9 SQ METRES (EXCLUDES RESTRICTED HEAD HEIGHT & EAVES & INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
	<b>38</b>		<b>65</b>
England, Scotland & Wales EU Directive 2002/91/EC		England, Scotland & Wales EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## AGENTS NOTES:

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Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment