Mike Dobson







17 Arthursdale Drive

Scholes, Leeds, LS15 4AR

Chain Free £399,500

17 Arthursdale Drive

*** NO ONWARD CHAIN ***

Nestled in the charming village of Scholes, Leeds, this beautifully presented four-bedroom semi-detached home offers a perfect blend of modern living and comfort. Upon entering, you are welcomed into a cosy lounge, which features double doors that lead seamlessly into an impressive open plan kitchen, dining, and family area. The kitchen is a chef's dream, boasting sleek gloss units and high-spec appliances, including an integrated fridge, freezer, microwave, two ovens, a plate warmer, and a dishwasher. The convenience of a boiling water tap and underfloor heating adds to the appeal, while bi-fold doors open up to the private rear garden, creating an ideal space for entertaining.

The ground floor also includes a separate utility room and a convenient WC. Ascending to the first floor, you will find three well-appointed bedrooms, two of which come with fitted wardrobes, and one featuring an en-suite shower room. A stylish family shower room serves the other bedrooms. A handy study area provides access to the second floor, where the main bedroom awaits. This spacious retreat includes fitted wardrobes and an open plan en-suite, complete with a luxurious free-standing bath, a vanity wash basin, and a low flush WC.

The property is complemented by a paved driveway at the front, offering parking for up to four cars, along with an integral garage featuring an electric door. The private and enclosed rear garden is a delightful oasis, featuring a paved seating area surrounded by raised borders, an artificial lawn, a tranquil pond, and a storage shed. This home is not just a property; it is a lifestyle choice, perfect for families seeking a blend of modern amenities and a peaceful village atmosphere.









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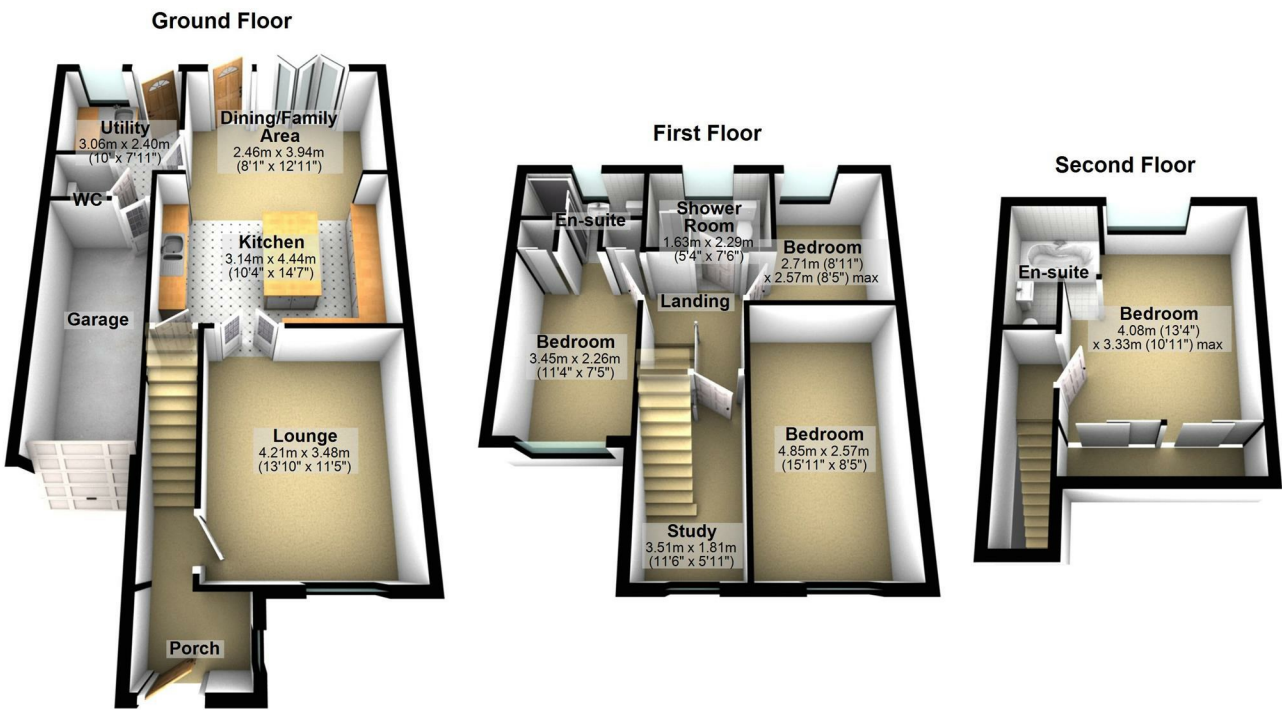








Floor Plan

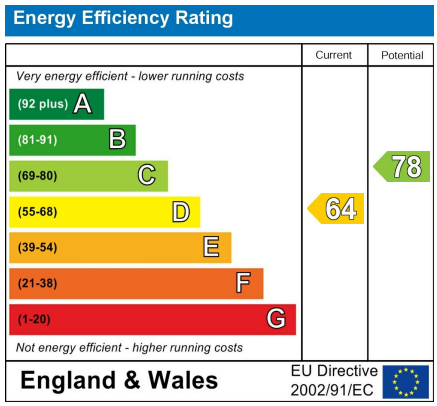


Total area: approx. 131.9 sq. metres (1419.4 sq. feet)

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 left hand side of the road, as indicated by our Agents board.

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