



32 RAKEHILL ROAD
LEEDS, LS15 4AJ

£585,000
FREEHOLD

A stunning and spacious detached property which is spacious and has beautiful south facing gardens.

MONROE

SELLERS OF THE FINEST HOMES

32 RAKEHILL ROAD

- Detached Bungalow • Four Spacious Bedrooms • Conservatory • Utility & Study • Gated Driveway • Double Garage • Stunning South Facing Private Rear Garden • Village Setting • Excellent Travel Links



Monroe proudly presents this well-maintained detached bungalow in the heart of Scholes Village, boasting an impressive 2247Sqft. This home has been meticulously cared for by its current owners. Offering bright and spacious living, the south-facing garden is truly breathtaking, and the property provides ample storage space.

As you step into this property, you are welcomed by a spacious hallway that offers access to the kitchen, dining room, living room, and a study. What's more, a beautiful conservatory overlooks the south-facing gardens.

This charming home on the ground floor boasts two inviting bedrooms and a beautifully appointed bathroom, complete with a separate guest toilet.

The property features a very useful utility room and an integral garage, which provide ample space for storage.

The kitchen features a range master cooker and offers views of the south-facing gardens. The lounge also has garden views and a gas fire.

On the first floor, this spacious home offers two bedrooms with fitted storage and a modern bathroom, as well as a landing with an airing cupboard.

Externally the property boasts a spacious, double-gated

driveway and a south-facing garden teeming with mature plants, flowers, and shrubs. The garden also includes a lawn, summerhouse, greenhouse, and an expansive patio, perfect for entertaining.

ENVIRONS

32 Rakehill Road is located in Scholes, an ideal setting for those seeking a peaceful village lifestyle with easy access to local amenities and excellent connectivity. This popular and very convenient location is just a few minutes away from the M1 and A1, and offers numerous amenities and local attractions, including Temple Newsam House, grounds, and golf course. There are a variety of schools for all ages, local parks, and a fantastic range of shopping and dining facilities, including The Springs at Thorpe Park.

REASONS TO BUY

- Detached Bungalow
- Four Spacious Bedrooms With Fitted Storage
- South-Facing Gardens
- Double Garage
- Gated Driveway With Ample Space
- Village Location

SERVICES

We are advised that the property has mains water, electricity, gas, and drainage.

LOCAL AUTHORITY

Leeds City Council

TENURE

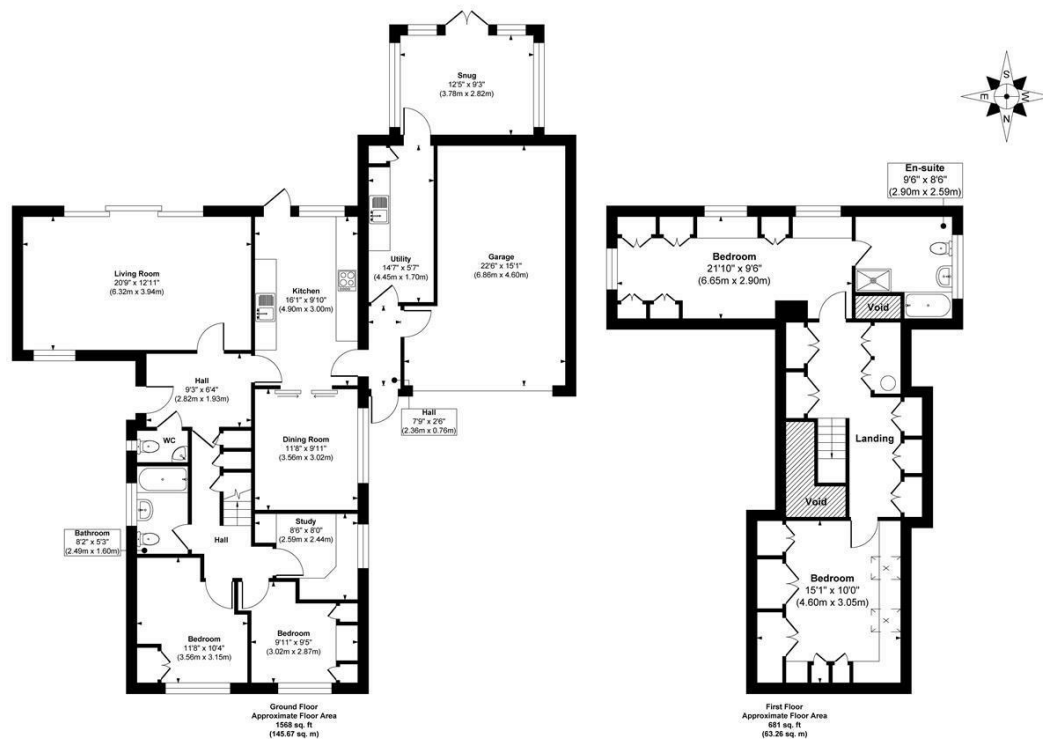
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

32 RAKEHILL ROAD





Approx. Gross Internal Floor Area 2247 sq. ft / 208.75 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Copyright © Zenith Creations.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Boston Spa Sales
181a, High Street Boston Spa
Wetherby
LS23 6AA

01937 534755
bostonspa@monroeestateagents.com
www.monroeestateagents.com

MONROE

SELLERS OF THE FINEST HOMES