



22 SYKE GREEN

LEEDS, LS14 3BS

£525,000
FREEHOLD

Nestled in the charming village of Scarcroft, Leeds, this delightful detached house on Syke Green offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a serene environment.

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- Over 1,700 Sqft
- Potential to Modernize
- Plenty Of Opportunity
- Private Rear Garden
- Dedicated Home Office
- Private Garden with Lawn and Patio
- Spacious Interiors
- Double Garage and Driveway



Situated in the sought-after village of Scarcroft, this well-presented four-bedroom family home offers generous living space, a private garden, and excellent scope for modernisation, making it an ideal opportunity for buyers looking to create their perfect home.

Upon entering the property, you are welcomed by a bright and spacious living area featuring a charming gas fireplace and a dedicated dining space, perfect for both relaxing and entertaining. French doors lead directly onto the garden, allowing for plenty of natural light and seamless indoor-outdoor living. The property benefits from a separate, well-appointed kitchen complete with a breakfast bar. There is also a good-sized home office, ideal for remote working, along with a convenient guest WC on the ground floor.

Upstairs, the home continues to impress with a well-proportioned layout. The primary bedroom includes a private ensuite shower room, while three further double bedrooms all benefit from built-in storage. A family bathroom with a bathtub serves the remaining bedrooms.

Externally, the property boasts a private rear garden, featuring both a lawned area and a paved patio, perfect for outdoor dining and family enjoyment. To the side, there is a driveway providing ample off-street parking, along with a double garage.

Key Features:

- Four double bedrooms
- Primary bedroom with ensuite
- Spacious living and dining area with fireplace
- French doors to garden
- Separate kitchen with breakfast bar
- Home office
- Private garden with lawn and patio
- Double garage and driveway

A fantastic opportunity to acquire a spacious and versatile family home in a desirable location.

ENVIRONS

This exceptional property is located just off Wetherby Road in Scarcroft. Nestled in a tranquil setting, it is conveniently only a 20-minute drive from Leeds city centre and a 15-minute drive from Wetherby. Scarcroft is situated roughly halfway between Leeds and the market town of Wetherby. The area offers a variety of shopping and recreational facilities, including several excellent golf courses and the David Lloyd Leisure Centre. Both The Grammar School at Leeds in Alwoodley and Gateways School in Harewood are within a 15-minute drive. Additionally, the principal commercial centres of Leeds, Harrogate, and York are easily accessible. The Grammar School at Leeds is located a short drive away at Alwoodley Gates, and there are

numerous trendy shops along Street Lane in nearby Roundhay. Furthermore, Wetherby, with its wide range of everyday amenities, is also within easy reach.

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

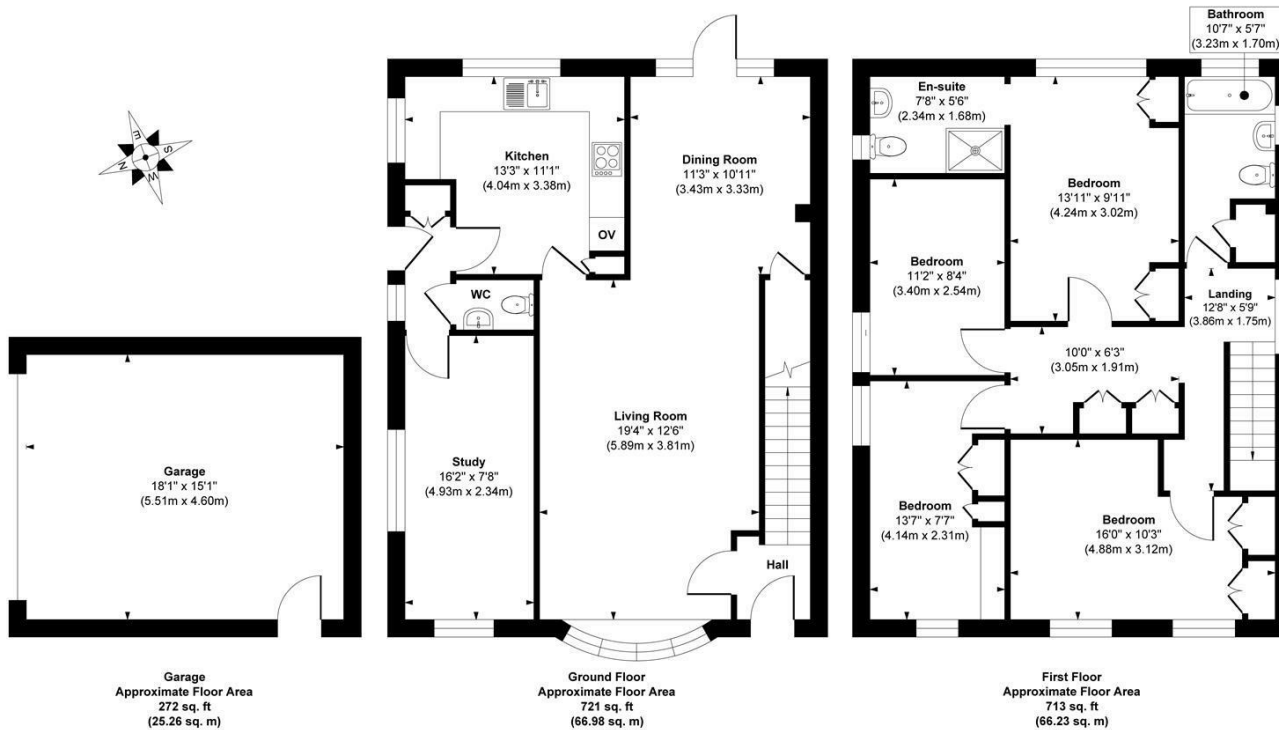
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents.

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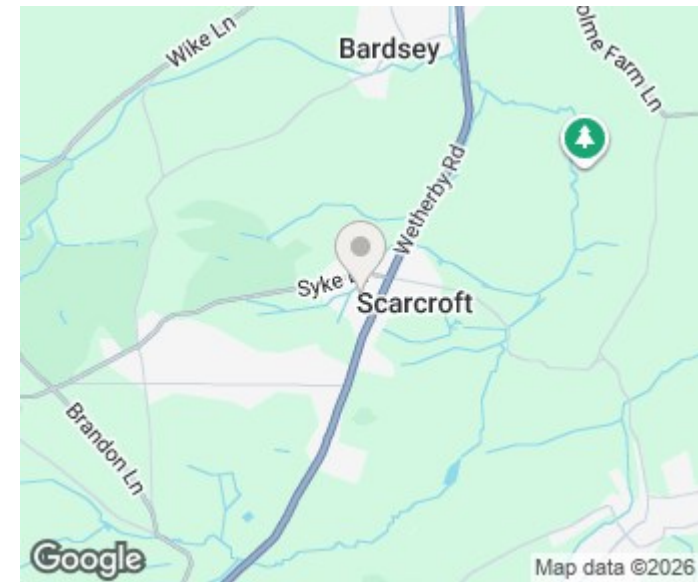




Approx. Gross Internal Floor Area 1706 sq. ft / 158.47 sq. m (Including Garage)

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

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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

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