



WEST WINDS SCHOLES LANE

SCHOLES, LS15 4NE

£799,999
FREEHOLD

This is a rare opportunity to purchase an immaculately presented home, surrounded by tranquil green space. This property has been designed with family living in mind, and even benefots from a GAES ROOM, LOG BURNER AND THREE EXQUISITE RECEPTION AREAS.

MONROE

SELLERS OF THE FINEST HOMES

WEST WINDS SCHOLES LANE

- Detached Family Home • Scholes Village • Spacious & Light • Four Bedroom • Games Room • 2428Sqft • Double Garage • Excellent Travel Links to Leeds & York • Access to great Schools



Monroe proudly presents this stunning detached home in the heart of Scholes Village, boasting an impressive 2,428 square feet. The property has been meticulously cared for by its current owners and offers bright and spacious living areas, beautiful gardens, and breathtaking views. It also provides excellent access to local schools.

As you step inside, you are welcomed by a spacious hallway that leads to the open-plan kitchen and extension. The formal dining room features oak flooring, while the formal sitting room includes a gas fireplace.

The open-plan kitchen and extension are truly the highlight of this home. It includes a modern fitted kitchen with a kitchen island and seating, equipped with Siemens appliances. The living/dining area is filled with light, thanks to bi-fold doors that open to the garden, which features a patio, seating area, and hot tub.

On the first floor, this spacious home offers four double bedrooms, one of which has a bay window and fitted wardrobes. Two of the bedrooms share a Jack and Jill En Suite. The modern house bathroom is fully tiled and features a rainfall shower and a freestanding bath.

Externally, the property boasts a spacious lawned front garden and a large driveway leading to the double

garage. Behind the garage, there is a games room equipped with a bar and a separate toilet, making it ideal for parties. The rear of the property includes a patio terrace and beautifully maintained gardens, not to mention a charming summer house.

Don't miss this stunning home, finished to high standards and ready to move in. Call Monroe today!

ENVIRONS

West Winds is situated in Scholes, an ideal location for those seeking a tranquil village lifestyle with easy access to local amenities and excellent transportation links. This popular and convenient area is just a few minutes away from the M1 and A1 motorways. It offers a variety of amenities and local attractions, including Temple Newsam House, its grounds, and a golf course. Families will appreciate the range of schools available for all ages, as well as local parks and an outstanding selection of shopping and dining options, including The Springs at Thorpe Park.

REASONS TO BUY

- Detached House
- Four Spacious Bedrooms
- Driveway & Gardens
- Double Garage
- Stunning Countryside Views

- Village Location

SERVICES

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

LOCAL AUTHORITY

Leeds City Council

TENURE

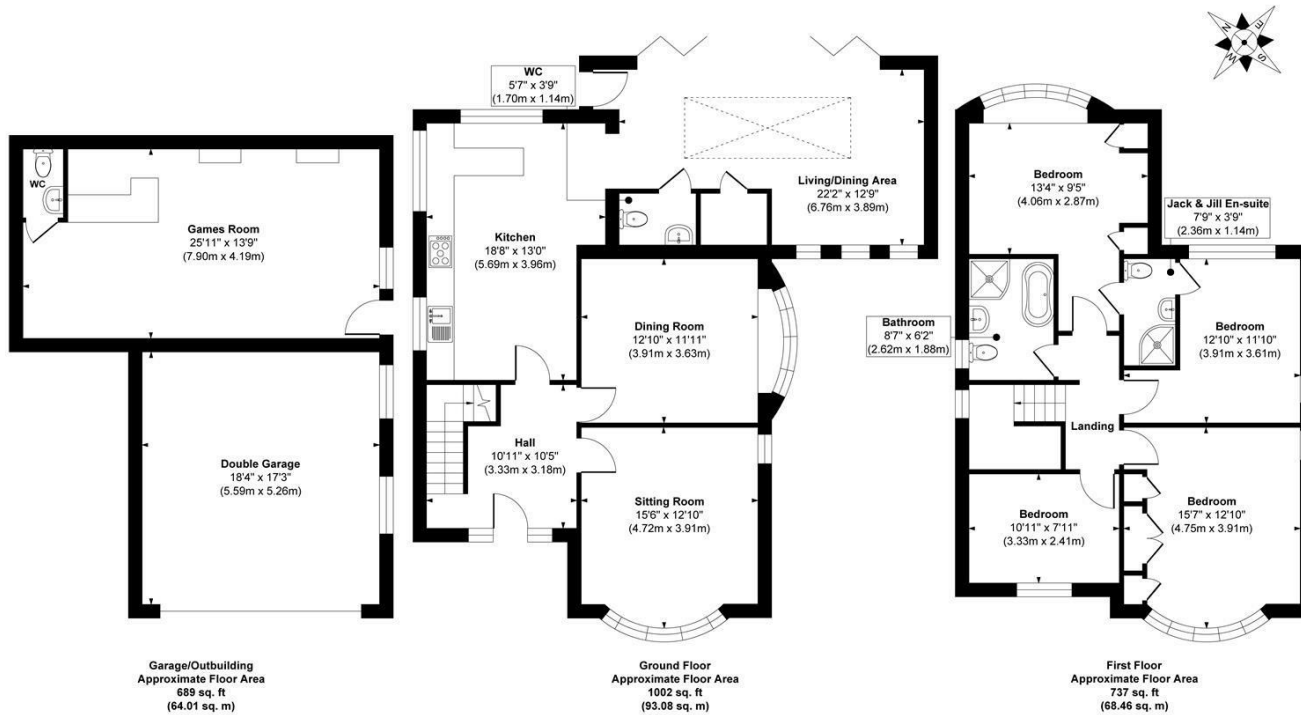
We are advised that the property is freehold, and that vacant possession will be granted upon legal completion.

VIEWING ARRANGEMENTS

Strictly through the selling agent - Monroe Estate Agents

WEST WINDS SCHOLES LANE





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	64	
(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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