Mike Dobson







9 Lynnfield Gardens

Scholes, Leeds, LS15 4BW

£260,000

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Nestled in the tranquil cul-de-sac of Lynnfield Gardens in the desirable village of Scholes, this charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. With no onward chain, you can move in without delay and start enjoying your new home.

Upon entering, you are welcomed into a spacious open-plan kitchen, dining, and living area, perfect for both entertaining and everyday family life. The modern fitted kitchen boasts integrated appliances, including a fridge freezer, hob, and oven, ensuring that culinary enthusiasts will feel right at home. The handy understairs cupboard provides additional storage, keeping your living space tidy and organised.

The first floor features three well-proportioned bedrooms, comprising two generous doubles and a smaller single, ideal for a child's room or a home office. The bathroom is thoughtfully designed with a three-piece white suite, complete with a shower over the bath, a vanity unit with wash basin, and a WC, offering both style and functionality.

Outside, the property benefits from off-road parking at the front, along with a detached single garage, providing ample space for vehicles and storage. The private and enclosed rear garden features a pebbled seating area and a lawn, perfect for summer gatherings or quiet evenings under the stars.

This extended semi-detached home combines modern living with the charm of village life, making it a must-see for anyone looking to settle in a peaceful yet convenient location. Don't miss the chance to make this lovely property your own.









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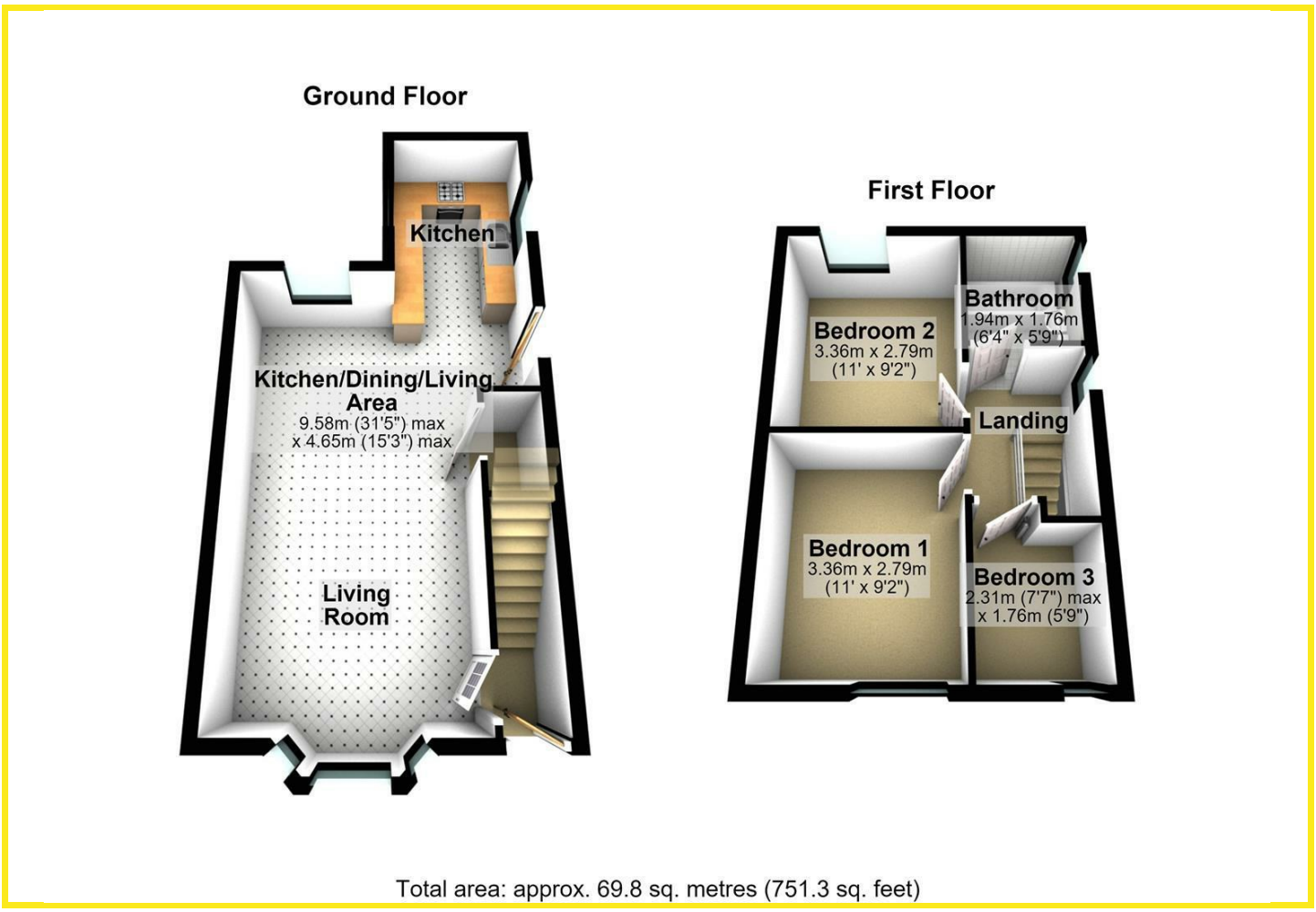








Floor Plan

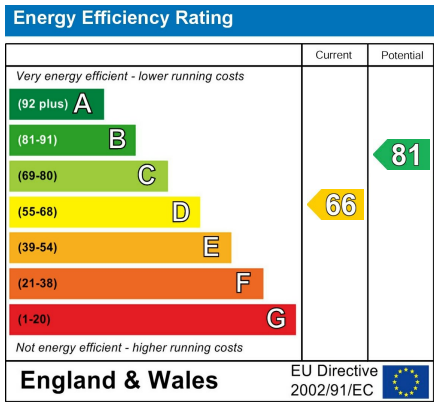


Total area: approx. 69.8 sq. metres (751.3 sq. feet)

Area Map



Energy Efficiency Graph



Directions

From the direction of the A64 Leeds/York Road follow Station Road into the village of Scholes. Take the fourth turning left on to Lynnfield Gardens. Alternatively if entering the village from the direction of the Coronation Tree at the junction of Leeds Road and Barwick Road follow Main Street which in turn becomes Station Road. From this direction Lynnfield Gardens will be the second turning off on the right hand side.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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