



45 Syke Green, , Scarcroft LS14 3BS

£479,999 | Freehold

maxwell hodgson

estate agents

## Entrance Hall

Part glazed front entrance door and side window. Deep under stairs storage cupboard, coved ceiling, stairs off to first floor.

## Fitted Cloakroom/ WC

Fitted with white low flush WC, vanity unit with wash hand basin. Heated ladder style towel rail, tiled splashbacks, tiled floor.

## Sitting Room

21'0" x 11'11" (6.40 x 3.63)

Adam style fire surround with marble inset and hearth. Fitted living flame effect gas fire. TV point, radiator. Coved ceiling, window to front, patio doors to rear garden. Double doors opening to:

## Dining Room

12'2" x 10'7" (3.71 x 3.23)

Oak floor, inset downlights, radiator. Open to:

## Conservatory

12'2" x 8'0" (3.71 x 2.44)

Oak floor to match the dining room, 2 radiators, Double doors opening to rear garden.

## Study

11'5" x 9'8" (3.48 x 2.95)

Radiator, TV point, coved ceiling, window to front.

## Kitchen

14'1" x 9'7" (4.29 x 2.92)

Refitted with an excellent range of base and wall units and drawers with oak door fronts, rolled edge work surfaces, inset one and a quarter bowl sink and drainer and tiled splashbacks. Integrated appliances including Bosch split level electric oven, warmer and microwave. Bosch 5 ring gas hob with filter hood above. Bosch integrated dishwasher and fridge/ freezer. Window to rear. Tiled floor. Open to:

## Breakfast Room

8'8" x 7'7" (2.64 x 2.31)

Radiator, inset ceiling downlights. PVCu door leading out to rear garden.

## Utility Room

Base and wall units to match the kitchen, rolled edge work surfaces inset stainless steel sink and drainer, tiled splashbacks. Plumbing for washing machine. Rear window. Rear internal door to garage.

## First Floor Landing

Loft access. Window to front, radiator. Airing cupboard.

## Bedroom One

12'7" x 11'11" (3.84 x 3.63)

Fitted with a range of built in bedroom furniture including dressing table with drawers, radiator, window to front.

## Dressing Room

Further range of built in wardrobes to match the bedroom.

## Ensuite Shower Room

Refitted with white suite comprising: double shower cubicle with Mira shower, pedestal wash hand basin and low flush WC. Tiled floor, fully tiled walls, radiator, inset downlights. Obscure window rear.

## Bedroom Two

14'7" x 9'7" (4.45 x 2.92)

Triple built in wardrobe with mirrored sliding doors. Window to rear, radiator.

## Bedroom Three

10'8" x 10'4" (3.25 x 3.15)

Fitted with 2 double built in wardrobes with sliding mirrored door fronts. Radiator, window to rear.





## Bedroom Four

11'1" x 8'5" (3.38 x 2.57)

Triple built in wardrobes, radiator, window to front.

## House Bathroom

White suite recently refitted comprising: shaped bath with shower above, low flush WC, vanity unit with wash hand basin and 2 double storage cupboards and drawer. Ladder style heated towel rail. Tiled floor and walls. Obscure window front, inset downlights.

## Double Garage

Side personal door, internal door to utility room. Electric up and over door to front. Power and light, water supply with hand held shower ideal for dog washing.

## Outside Rear

Rear gardens comprising patio and good size lawns with railway sleepers and ornamental shrub beds. Timber garden shed. Side path and gated access to front.

## Outside Front

Double width drive to garage. Front lawns and borders.

## Directions

Leaving Wetherby on the A58 proceed in the direction of Leeds, passing through the villages of Collingham and Bardsey. On approaching Scarcroft turn right just before the New Inn Pub onto Syke Lane, take the third left onto Syke Green, follow the road round where upon you will reach number 45 situated on the left hand side, easily identified by our for sale board.

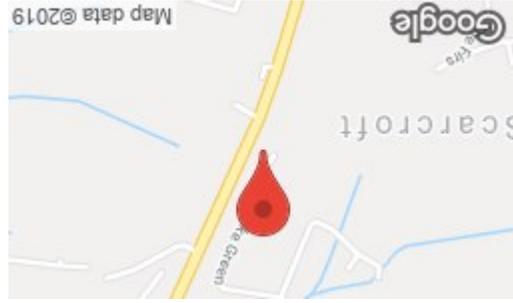
## Council Tax

We understand the property has been placed in council tax band G.

## Services

All mains services are understood to be connected to this property.





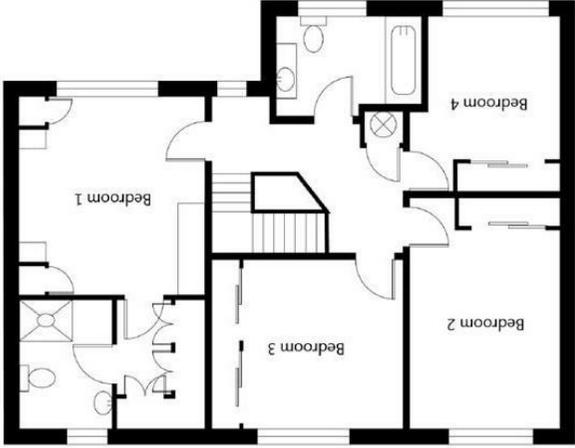
Directions



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1879 SQ FT / 174 SQ M  
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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First Floor  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 820 SQ FT / 76 SQ M



Ground Floor - (Excluding Garage)  
 GROSS INTERNAL FLOOR AREA  
 APPROX. 1059 SQ FT / 98 SQ M

