



1 The Croft, , Leeds LS14 3AZ
£349,950 | Freehold

maxwell hodgson
estate agents

Entrance Hall

Traditional panelled entrance door with leaded, glazed panels and side windows. Engineered oak floor, radiator, double cloaks cupboard with double storage above. Balustrade stairs with carved spindles leading off to first floor, coved ceiling, intercom for electric entrance gates.

Cloakroom/ WC

Fitted with white low flush close couple WC, corner wash hand basin with monobloc mixer tap, engineered oak floor, travertine tiled walls, radiator, extractor fan.

Sitting Room

13'9" x 12'1" (4.19 x 3.68)
Engineered oak floor, PVCu bay window to front with leaded and stained glass, ceiling rose, radiator. Stovax Riva 40 wood burner, riven slate hearth and surround, coved ceiling.

Family Room

13'11" x 12'1" (4.24 x 3.68)
Engineered oak floor, double PVCu french doors opening to rear terrace, PVCu windows to either side, Stovax double sided Stockton 8 wood burning stove, with attractive oak mantle and raised natural stone hearth. Dado rail, TV point, 2 wall light points, radiator, coved ceiling.

Dining Room

17'2" x 11'1" (5.23 x 3.38)
PVCu leaded picture window to the front, dado rail, coved ceiling, double obscure glazed doors leading through to kitchen, radiator, laminate floor.

Kitchen

20'0" x 10'7" (6.10 x 3.23)
Fitted with an excellent range of base and wall units, granite worksurfaces with upstands and moulded drainer, 1¼ bowl inset stainless steel sink with monobloc mixer tap, SMEG integrated dishwasher, High quality appliances available by separate negotiation including: Bosch

microwave, Rangemaster wine cooler, Rangemaster cooker with 5 ring gas hob, Samsung American style fridge freezer with ice maker. Kick board spotlights, concealed under unit lighting. Canopy above hob with extractor fan and oak mantle, Tv point, breakfast bar, 2 PVCu windows to rear with granite ledges, PVCu rear entrance door with large opening window, ceiling spotlights.

Double Landing

Access to loft space

Bedroom One

13'8" x 12'1" (4.17 x 3.68)
PVCu bay window to front with stained and leaded glass, three double and one single built in wardrobes with storage above, coved ceiling, radiator.

En Suite Bathroom

Wet room style bathroom recently refitted with white suite, comprising; tiled enclosed bath, low flush close couple Wc, pedestal hand wash basin, large walk in shower area with glass screen and Grohe direct shower. Fully tiled walls and floor, obscure leaded PVCu window to front, ladder style heated towel rail, ceiling downlights.

Bedroom Two

15'5" x 11'1" (4.70 x 3.38)
PVCu leaded window to front, radiator, coved ceiling, radiator.

Bedroom Three

12'1" x 11'8" (3.68 x 3.56)
PVCu window to the rear, radiator, coved ceiling.

Bedroom Four

11'1" x 9'11" (3.38 x 3.02)
PVCu window to the rear, radiator, coved ceiling.

Bathroom

Fitted to a high standard with four piece white





suite comprising; tiled enclosed bath, low flush close coupled Wc, circular shower enclosure with direct Grohe shower, pedestal hand wash basin. Ladder style heated towel rail, tiled walls and floor, PVCu obscure glass to the rear, extractor fan, ceiling downlights

Outside Rear

Raised patio with ornamental wall, steps down to lawned area, further rear patio with rear access into garage, side path leading to the front. Steps down to second concrete sectional garage, Currently used a wood store).

Outside Front

Accessed via remote control wrought iron gates, double width slabbed drive providing ample vehicle space, lawned area.

Rear View

Garage

Up and over door, 2 PVCu windows to side, power and light, wall mounted Worcester gas central heating boiler.

Directions

Leaving Wetherby on the A58 proceed in the direction of Leeds, passing through the villages of Collingham and Bardsey. On entering Scarcroft, The Croft can be seen almost immediately on the left hand side and the property is situated on the left.

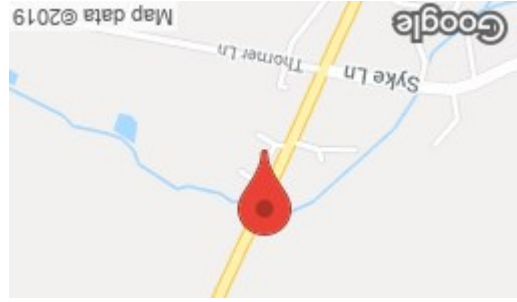
Council Tax

We understand the property has been placed in council tax band E

Services

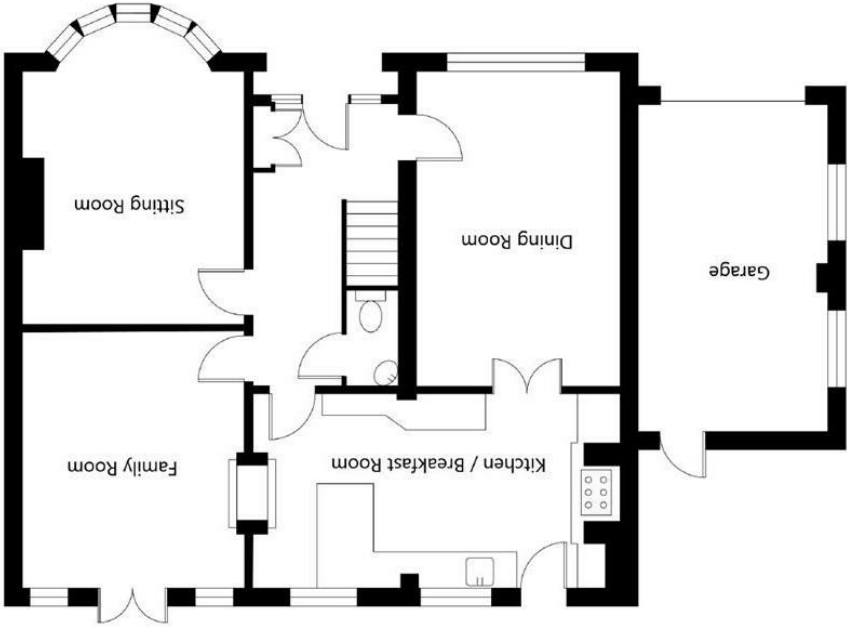
All mains services are understood to be connected to this property.



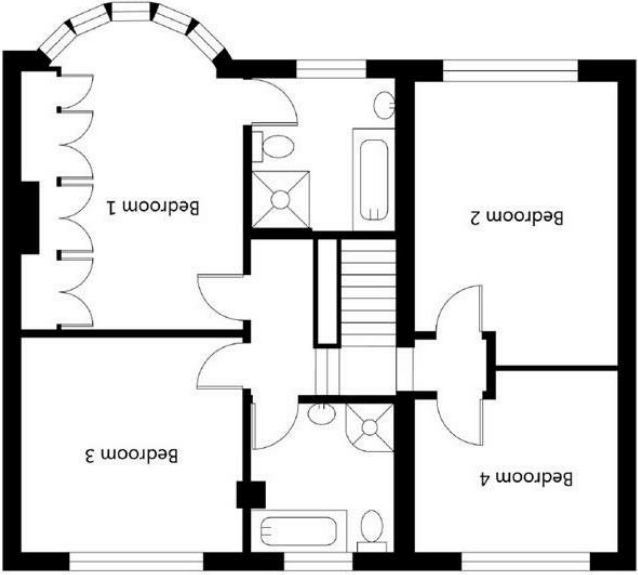


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1797 SQ FT / 167 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
 Exposure Property Marketing © 2014.

Ground Floor - (Excluding Garage)
 APPROX. 938 SQ FT / 87 SQ M



First Floor
 APPROX. 859 SQ FT / 80 SQ M



Directions

