



1 Woodlands Park, , Scarcroft LS14 3JU

£575,000 | Freehold

maxwell hodgson

estate agents

Entrance Hall

Double entrance doors, 2 radiators, 2 PVCu windows to the front, coving to the ceiling, stairs to the first floor.

Cloakroom

Ivory coloured pedestal hand wash basin, low flush WC

Kitchen

18'0" x 10'8" +approach (5.49 x 3.25 +approach)
Fitted with an excellent range of hand painted quality integrated base and wall units, Stoves double oven, Stoves 4 ring gas hob, integrated dishwasher, canopy integrated extractor fan, grey granite worktops, PVCu window to front and side, enamel 1 ¼ bowl single drain sink with stainless steel tap, tiled floor. Wine rack, integrated fridge/freezer, 2 double radiators

Utility Room

7'9" x 7'0" (2.36 x 2.13)
Double radiator, inset stainless steel single drainer sink, plumbing for washing machine and space for tumbler dryer, half glazed side entrance door, window to side, wood panelled door to garage, tiled floor continued from the kitchen.

Sitting Room

21'6" x 12'1" (6.55 x 3.68)
Double doors from entrance hall, twin PVCu windows to front, french door with fixed side window to the rear, ingle nook fire place, brick faced hearth with wood log burner, coving to ceiling, 2 radiators

Dining Room

11'8" x 11'5" (3.56 x 3.48)
PVCu window to rear, radiator, coving to the ceiling

Family Room

13'7" x 10'8" (4.14 x 3.25)
Radiator, door through to conservatory

Conservatory

Stone based with PVCu windows to 3 sides and glazed composite pitched roof. 2 radiators, stained timber floors, double french doors to side

Lounge

20'6" x 12'5" (6.25 x 3.78)
Room above the garage, stairs up from the kitchen, circular window to front, 2 PVCu windows to the side, 2 radiators

Landing

Spacious landing, Airing cupboard with hot water cylinder, windows to front, radiator, loft with pull down ladder

Bedroom 1

13'8" x 12'0" (4.17 x 3.66)
PVCu window to front and rear, dressing area, 2 radiators

Ensuite

Traditional white suite, enamel wood panelled bath with telephone style mixer tap and shower, vanity wash basin with cupboard below, low level WC, half tiled walls, extractor, wooden floor, radiator and PVCu obscure glazed window to front.

Bedroom 2

11'8" x 11'5" (3.56 x 3.48)
Radiator, PVCu window to rear

Bedroom 3

13'6" x 10'8" (4.11 x 3.25)
PVCu window to rear, radiator

Bedroom 4

13'7" x 10'8" (4.14 x 3.25)
PVCu window to rear, radiator, TV point

Bathroom

Fitted with white double ended bath, telephone style mixer tap, vanity wash basin on wooden





cupboard, tiled floor, half tiled walls, low level WC, extractor, PVCu obscure glazed window to side, radiator

Shower Room

Re fitted in 2013 with oversized shower tray with twin head shower, chrome heated towel rail, Travertine tiled walls and floor,

Garage

20'9" x 17'0" (6.32 x 5.18)
Double integral garage with remote door, 2 PVCu windows to the side , Vaillant Boiler, water supply

Outside Front

Double width driveway, approach to garage, lawned area, path either side leading to the rear garden

Outside rear

Good sized lawn extending to both rear and side. Small brook running from Scarcroft Golf Course, patio entertaining area, very pleasant wooded aspect onto the first fairway with mature woodland and conifers, outside lighting,

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 onto Syke lane, second left on to Syke Green follow the road round till you come to the right turning onto Woodlands close, the road curves round to the right onto Woodlands Park, where you will see the house on your left hand side.

Council Tax

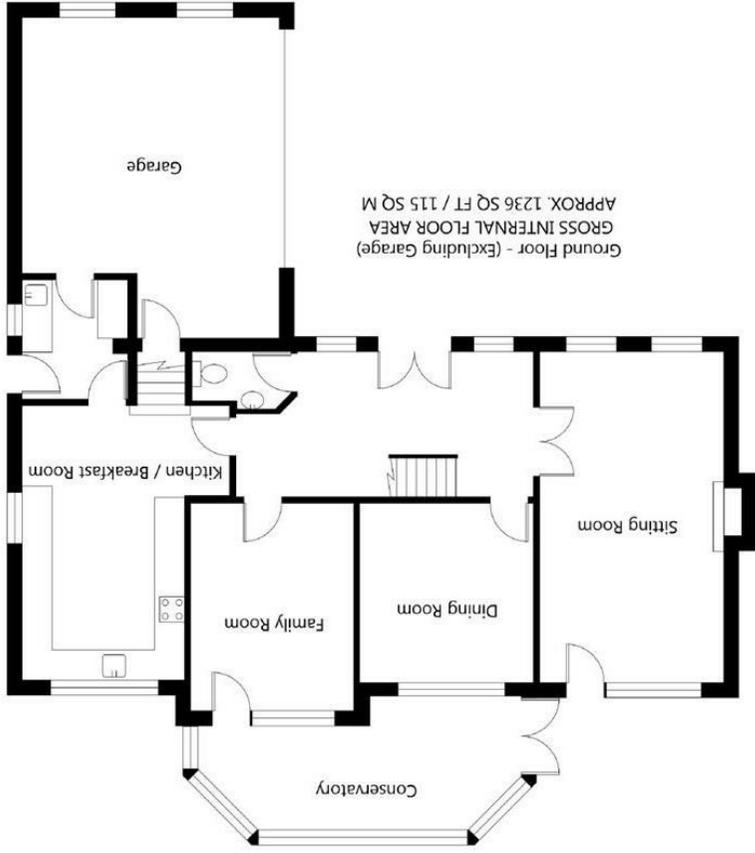
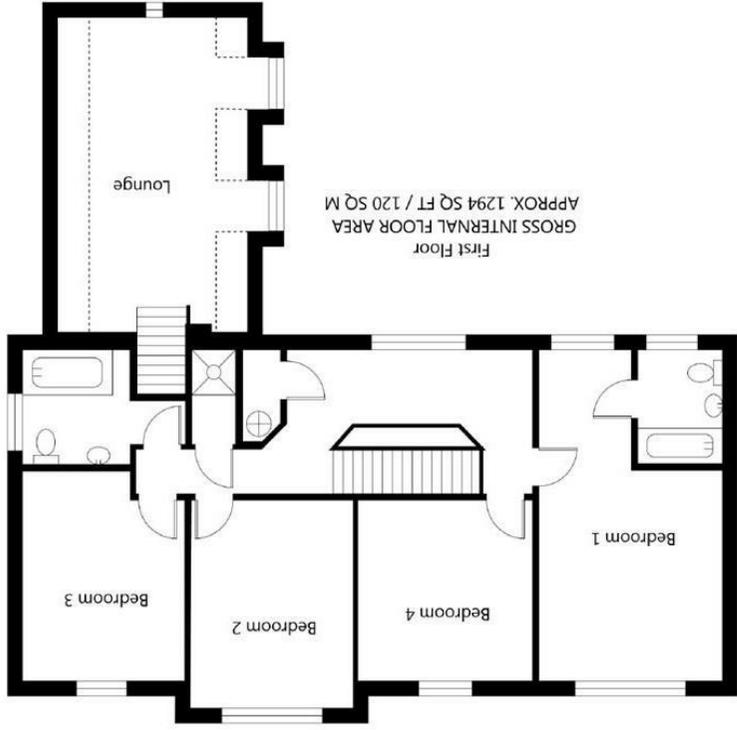
We understand the property has been placed in council tax band G.

Services

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



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2530 SQ FT / 235 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Directions

