



**Scott Hall Walk, Leeds LS7 3JQ**

**welcome to**

**Scott Hall Walk, Leeds**

An end-terrace home situated in a quiet cul-de-sac, offering generously sized rooms throughout. The property boasts two double bedrooms, downstairs wc, low-maintenance gardens, a carport, a spacious greenhouse, and a private driveway.



### **Entrance Hall**

Enter from the front into the hallway with stairs leading to the first floor.

### **Lounge**

13' 9" Max x 11' 5" Into recess ( 4.19m Max x 3.48m Into recess )

A good size room having a feature tiled fireplace.

### **Kitchen**

13' 4" Max x 11' 5" Max ( 4.06m Max x 3.48m Max )

The kitchen offers a range of wall and base units, spaces for appliances, table and chairs.

### **Downstairs Wc**

With a wc.

### **Bedroom One**

13' 3" Into recess x 9' 9" Max ( 4.04m Into recess x 2.97m Max )

A double bedroom with fitted wardrobes.

### **Bedroom Two**

11' 4" Max x 8' 4" Max ( 3.45m Max x 2.54m Max )

A double bedroom with space for free standing furniture.

### **Bathroom**

Part tiled and fitted with a three piece suite comprising a bath with shower over, wash hand basin and wc.

### **Outside**

There are low maintenance gardens to the front and rear with a covered car port to the side making a great storage space. A driveway to the side provides off street parking. At the rear of the house there is a large greenhouse with glazing to all sides.



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## Scott Hall Walk, Leeds

- CUL-DE-SAC POSITION
- TWO DOUBLE BEDROOMS
- DOWNSTAIRS WC
- LOW MAINTENANCE GARDENS
- CAR PORT & LARGE GREENHOUSE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers in excess of

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MRT106960 - 0007

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