



26 Wayside Mount, Scarcroft, Leeds LS14 3BG

Price Guide £800,000 | Freehold

maxwell hodgson

estate agents



## NEW INSTRUCTION EPC Band D.

An imaginative conversion by the current owners, this attractively styled detached home has been extended over the years and now affords an exceptionally light and spacious family home offering flexible accommodation. Benefitting from PVCu double glazing and gas central heating, there are two separate reception rooms on the ground floor in addition to a third which could be used as a study or playroom or a ground floor bedroom as there is an adjacent shower room.

Large laundry room, kitchen and entrance hall. A feature spiral staircase provides access to the first floor: Master bedroom suite with dressing room and en-suite shower room. Doors opening onto a fabulous large balcony with lovely views to countryside, which spans the width of the front of the house and is accessed from three of the four bedrooms. Three further bedrooms one with a mezzanine floor and loft storage room off - ideal for a teenager bedroom suite. Family bathroom with separate shower and jacuzzi bath. An ample drive and lawned gardens complete this excellent property and an early viewing is highly recommended.

Wayside Mount is a private drive and as such provides a quiet setting yet is within easy reach of Scarcroft and amenity. There are fabulous walks ideal for dog owners in the immediate area and numerous golf courses nearby and the A58 gives speedy access into Leeds city centre and the motorway network beyond. The Grammar School at Leeds is only a short drive away and there are many fashionable shops along Street Lane at nearby Roundhay. The market town of Wetherby is also within easy reach and offers a wide range of day-to-day amenities.

### Entrance Hall

Wooden front entrance door, glazed full height panels to either side. Storage/cloaks cupboard. Wood floor with tiled insets. Ceiling downlights.

### WC/ Shower Room

Corner shower enclosure with electric shower. Vanity wash hand basin with double storage below, low flush WC. Radiator, fully tiled walls, tiled floor, obscured double glazed PVCu window to rear .

### Sitting Room

A very light and airy reception room with PVCu double glazed window to front, 2 further PVCu double glazed windows to side and 1 to rear. feature curved wall, wood floor, ceiling downlights. 2 radiators.

### Kitchen

Well fitted with a range of base and wall units, rolled edge

work surfaces with inset round bowl twin sinks and drainer, tiled splashbacks. Integrated fridge and dishwasher, built under double electric oven, gas hob with stainless steel extractor fan above. PVCu double glazed window to rear, ceiling downlights. Heated towel rail/ radiator., tiled floor.

### Dining Room

Laminate floor. PVCu double glazed window to front. Wood burner, inset ceiling downlights. Radiator. Door to entrance hall and door to kitchen.

### Utility Room

A spacious laundry/utility room fitted with base and wall units rolled edge work surfaces with tiled splashbacks. Space for dryer and washing machine. Vaillant combination gas central heating boiler. Stable door to kitchen. Obscured double glazed PVCu window to side, Front entrance door to drive.

### Garden Room/Bedroom Five

Wood floor, PVCu double glazed patio doors leading out to the rear garden.

### First Floor

An attractive feature staircase with Velux window leads off the entrance hall to:

### Landing

Radiator, feature full height PVCu double glazed window with views to the front over countryside. Further PVCu obscured double glazed window to side. Access to loft storage space. Radiator.

### Bedroom One

Feature curved wall,, radiator. Ceiling downlights. Sliding PVCu double glazed doors opening into large balcony with fabulous open views to the front across countryside.

### Balcony

The spacious balcony which spans across the front of the property at first floor height is a real feature and maximises the location offering lovely views over fields to the front. The balcony can be accessed from 3 of the 4 first floor bedrooms.

### Dressing Area

Open to Bedroom one - built in wardrobes with sliding doors, radiator, PVCu double glazed window to side. ceiling downlights.

### En-Suite Shower Room

Large shower enclosure vanity wash hand basin with storage cupboard beneath, WC, tiled splashbacks. Heated ladder style towel rail. PVCu double glazed window to side, ceiling downlights.







### Bedroom Two

PVCu double glazed sliding door opening to balcony. Radiator. PVCu double glazed window with views to front. Ceiling downlights.

### Bedroom Three

PVCu double glazed door opening to balcony and window to side. Radiator, ceiling downlights. Double built in wardrobe. Stairs to mezzanine floor with glass panel, Velux window and door to access to loft storage room with light.

### Bedroom Four

Velux window.

### Bathroom

Four piece suite comprising oval jacuzzi bath, separate shower enclosure, twin vanity wash hand basins with a range of storage cupboards and drawers. WC. Heated ladder style towel rail, PVCU obscured double glazed window.

### Outside

#### Front Garden and Driveway

Wide double gates to an ample gravelled driveway allowing for car standing space for several cars. Front lawns with high timber fencing and conifer borders providing privacy. Lawns lead around to the rear. Side gated access to the other side to a useful paved area with outside tap.

#### Rear Garden

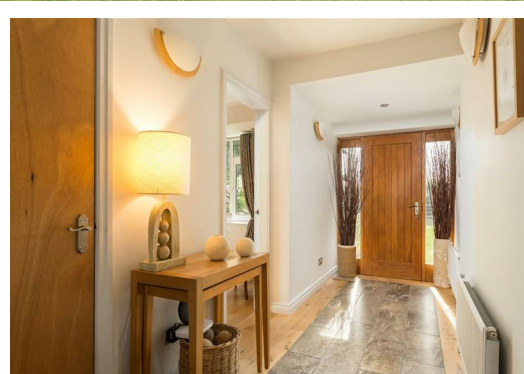
Raised paved patio to the rear of the study large timber garden shed. Lawned gardens.

#### Services

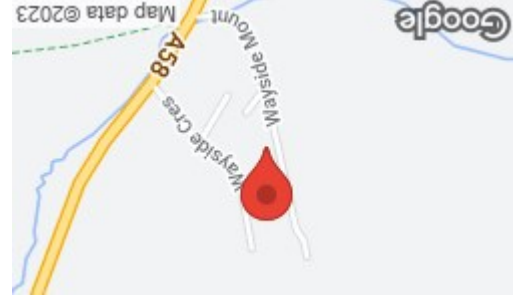
All mains services connected.

#### Council Tax

The property is in council tax band G.







The property can be approached from the direction of Wetherby along the A58, passing through Collingham and Bardsey and on entering Scarcroft turn right into Wayside Mount. No 26 can be found on the right hand side and easily identified by our for sale board.

Directions



Ground Floor  
GROSS INTERNAL FLOOR AREA / 100.8 SQ M  
APPROX. 1085 SQ FT / 100.8 SQ M

First Floor  
GROSS INTERNAL FLOOR AREA / 88.28 SQ M  
APPROX. 950 SQ FT / 88.28 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 2100 SQ FT / 195.16 SQ M - (Excluding Loft Space)  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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