



Elmete Avenue

Scholes, LS15 4BL

Introduction

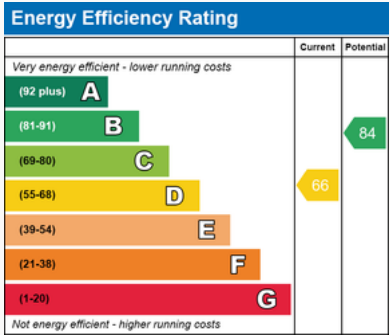
Full Renovation Opportunity – Charming Bungalow in Sought-After Scholes.

A well-loved two-bedroom semi-detached bungalow with garage, driveway, and South East-facing garden. Set in the heart of Scholes Village, this property offers huge potential for transformation and is perfect for those seeking a rewarding project in a peaceful yet well-connected location.

| | |
|-----------------|-------------------------|
| PROPERTY TYPE | Semi - Detache Bungalow |
| BEDROOMS | 2 |
| RECEPTION ROOMS | 1 |
| BATHROOMS | 1 |

Property Information

| | |
|--------------------|---------------------------|
| TENURE | Freehold |
| SERVICES | Mains Services |
| TERMS OF SALE | Private Treaty |
| VIEWING | Strictly By Appointment |
| ENERGY PERFORMANCE | Rating D with B potential |



Key Features

- Semi-detached bungalow
- Unregistered Title (old deeds)
- Two spacious bedrooms
- South East-facing rear garden
- Detached Garage and private driveway
- Full renovation required
- Sought-after village location
- Excellent transport links
- Strong Community
- EPC: D (B potential) Council Tax: C







AREA GUIDE

Scholes is a picturesque village nestled to the east of Leeds city centre, within the civil parish of Barwick in Elmet and Scholes. With a population of around 2,500, this friendly and well-established community offers a peaceful village lifestyle just moments from the A64 York Road, providing excellent access into Leeds and beyond. Historically part of the West Riding of Yorkshire until 1974, Scholes retains a proud sense of heritage, reflected in its vibrant community spirit and annual events such as the Scholes Village Show. The village benefits from a range of local amenities, including a primary school, library, and independent shops, while being surrounded by open farmland and scenic countryside walks. The name 'Scholes' is rooted in the Old Norse word skali, meaning 'temporary shed', hinting at its ancient rural origins. For sports enthusiasts, the local cricket club competes in the Airedale & Wharfedale Senior Cricket League, further enriching the village's lively and inclusive atmosphere.



Primary School - 950 ft



Scholes Surgery/medicall - 2000ft



The Arium Garden Centre- 1.5 miles



Library - 1300 ft

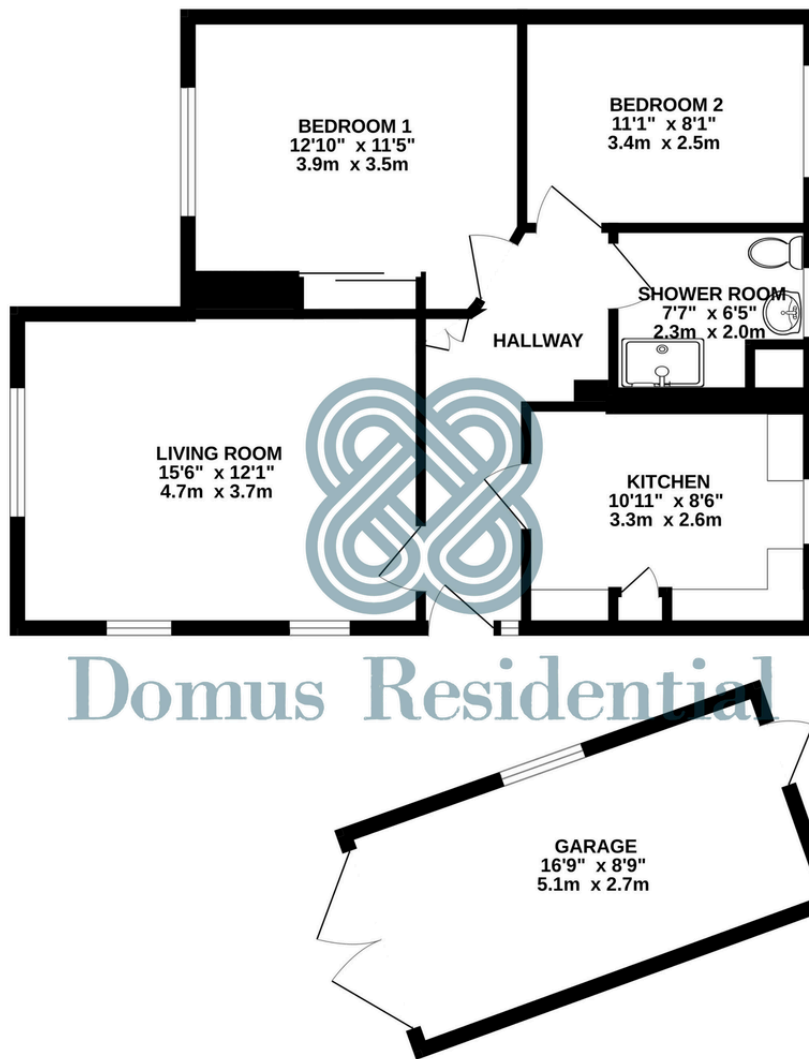


Tesco Superstore - 2.6 miles



Bus Stop - 950 ft

GROUND FLOOR
773 sq.ft. (71.8 sq.m.) approx.



TOTAL FLOOR AREA : 773 sq.ft. (71.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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General conditions to be noted:

These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars are to be relied on to a statement or representation of fact. The Agent(s) nor its staff are authorised to make or give any representation or warranty in respect of this property.

All descriptions, dimensions, references to condition, necessary permission for use and occupation, and other details are given in good faith and are believed to be correct, any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or survey as to the correctness of each of them and to satisfy themselves as to the availability of services to the Property both in respect of its existing use and any intended use.

The Agent shall not be required to give any warranty or covenant in respect of the property. While the agent is familiar with the appearance and lay out of the property it does not purport to have either knowledge or awareness as to the title to be furnished or planning documentation. The purchaser or tenant should, through legal requisitions and surveys establish the suitability, title and condition of a property before finalising the purchase or let of the property.

In the event of any inconsistency between these conditions and the contract of sale, the latter shall prevail.