



8 HEATHER VALE
Scarcroft

Carter Jonas

8 HEATHER VALE, OFF LING LANE, SCARCROFT, LS14 3JE

Leeds city centre – 7 miles

Harrogate – 12 miles

A1(M) – 4 miles

Leeds/Bradford International Airport – 12 miles

8 Heather Vale is a recently modernised well appointed property with accommodation arranged over one level but eminently suitable for a young family or professional couple requiring workspace at home. There is also the potential to create a self contained element within the property suitable for a dependent relative or teenage suite if preferred. It may even be possible to add a second storey subject to obtaining the necessary planning approval.

The property occupies an established position in what is regarded as one of the most exclusive residential locations off Ling Lane on the fringe of the North Leeds suburb of Scarcroft. The village is located almost midway between Leeds city centre and the market town of Wetherby and the area is well served with shopping and recreational facilities including a number of excellent golf courses and the David Lloyd Leisure Centre. There are most denominations of schools close by including the Grammar School at Leeds and Gateways at Harewood. There is ready access to principal Yorkshire commercial centres with the A1(M) and M62 motorways within easy reach for those travelling further afield. Leeds/Bradford international Airport is also within 30 minutes' drive.

An internal inspection is essential to fully appreciate the exceptionally light and well proportioned accommodation which briefly includes an entrance vestibule leading through to the impressive central reception hall with a guest cloakroom and utility room.

A DECEPTIVELY SPACIOUS AND EXCEPTIONALLY WELL PRESENTED 5 BEDROOM DETACHED FAMILY HOME COMPREHENSIVELY REFURBISHED AND APPOINTED TO A HIGH STANDARD, OFFERING FLEXIBLE ACCOMMODATION OF SOME 2,300 SQFT, SITUATED IN A SHORT CUL DE SAC OFF LING LANE IN THIS SOUGHT AFTER AND CONVENIENT LOCATION WITHIN 7 MILES OF LEEDS CITY CENTRE.



There is a spacious formal sitting room and an impressive open plan living dining kitchen with a comprehensive range of quality wall and base units and integrated appliances, feature light dome and patio doors opening into the private rear garden. Adjacent to the kitchen is a family/playroom. The principal bedroom has a fitted dressing room and luxury en suite shower room and there are four additional bedrooms, one with a shower room, and a lovely house bathroom.

Outside at the front of the property is a private driveway and gravelled forecourt providing ample parking for numerous vehicles. The private and enclosed formal gardens are principally to the rear with lawn and mature trees and shrubs and raised decking area leading out from the kitchen, ideal for outside entertaining.

ADDITIONAL INFORMATION

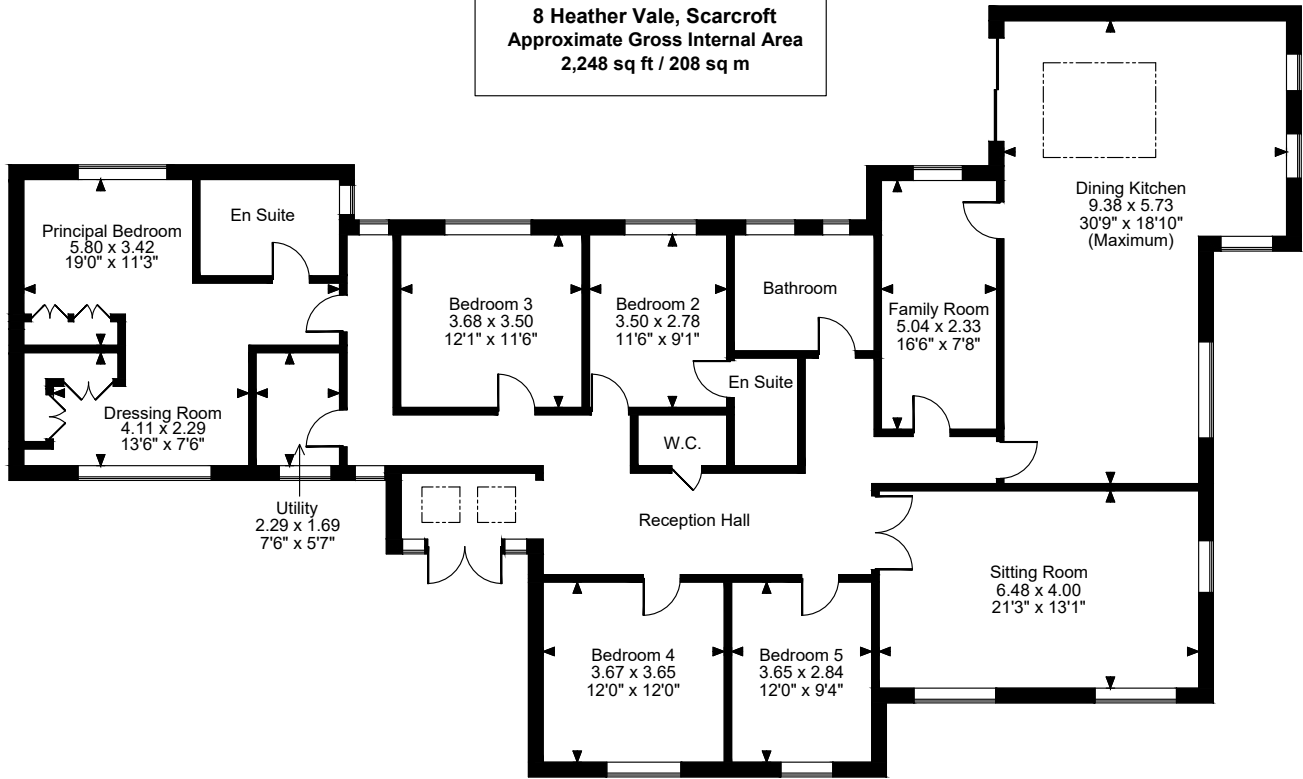
Tenure: We are advised that the property is freehold. Vacant possession will be given on legal completion.

Viewings: Strictly by appointment through the selling agents - Carter Jonas - 01423 523423.

Directions - LS14 3JE: Travelling north out of Leeds on the A58 Leeds/Wetherby Road, upon entering Scarcroft, take the first turning on the left into Ling Lane. Heather Vale is the fourth turning on the right and the property is then some 200 yards on the right.



8 Heather Vale, Scarcroft
Approximate Gross Internal Area
2,248 sq ft / 208 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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