





## 4 LAMMAS COURT, OFF LING LANE, SCARCROFT, LS14 3JS

Leeds city centre – 7 miles

Harrogate – 12 miles

A1(M) – 4 miles

Leeds/Bradford International Airport – 12 miles

4 Lammas Court sits at the head of a short private road on a small select development off Ling Lane, which is regarded as one of the most exclusive residential locations in this sought after North Leeds suburb. The house offers flexible accommodation with the obvious potential to extend, subject to planning consent, although architects plans have already been drawn. An outstanding feature of the property are the mature landscaped gardens of almost 1/3 of an acre enjoying a high degree of privacy.

Scarcroft sits 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. The Grammar School at Leeds in Alwoodley and Gateways in Harewood are both within 15 minutes drive and the principal Yorkshire commercial centres of Leeds, Harrogate and York are readily accessible.

The flexible accommodation extends to almost 2,300 sqft comprising an entrance porch off which is a guest cloakroom and utility. The inner staircase hall opens into a lovely light and spacious open plan modern living dining kitchen with a comprehensive range of white high gloss units and central island with preparation surfaces and integrated appliances. The light modern feel extends into the sitting room with fitted shelving and cupboards together with remote control bioethanol fire and wide double doors opening into the garden room (presently used as a gymnasium) with glazed doors opening onto the sun terrace.

**A SUPERIOR STONE BUILT DETACHED FAMILY HOME, TOGETHER WITH A DETACHED DOUBLE GARAGE WITH HOME OFFICE ABOVE, ALL SET IN PRIVATE LANDSCAPED GARDENS OF APPROXIMATELY 1/3 OF AN ACRE AND SITUATED IN ARGUABLY ONE OF THE MOST SOUGHT AFTER LOCATIONS IN NORTH LEEDS.**





At first floor level a galleried landing provides access to the principal bedroom with refitted en suite bathroom, three additional bedrooms and a refitted house shower room.

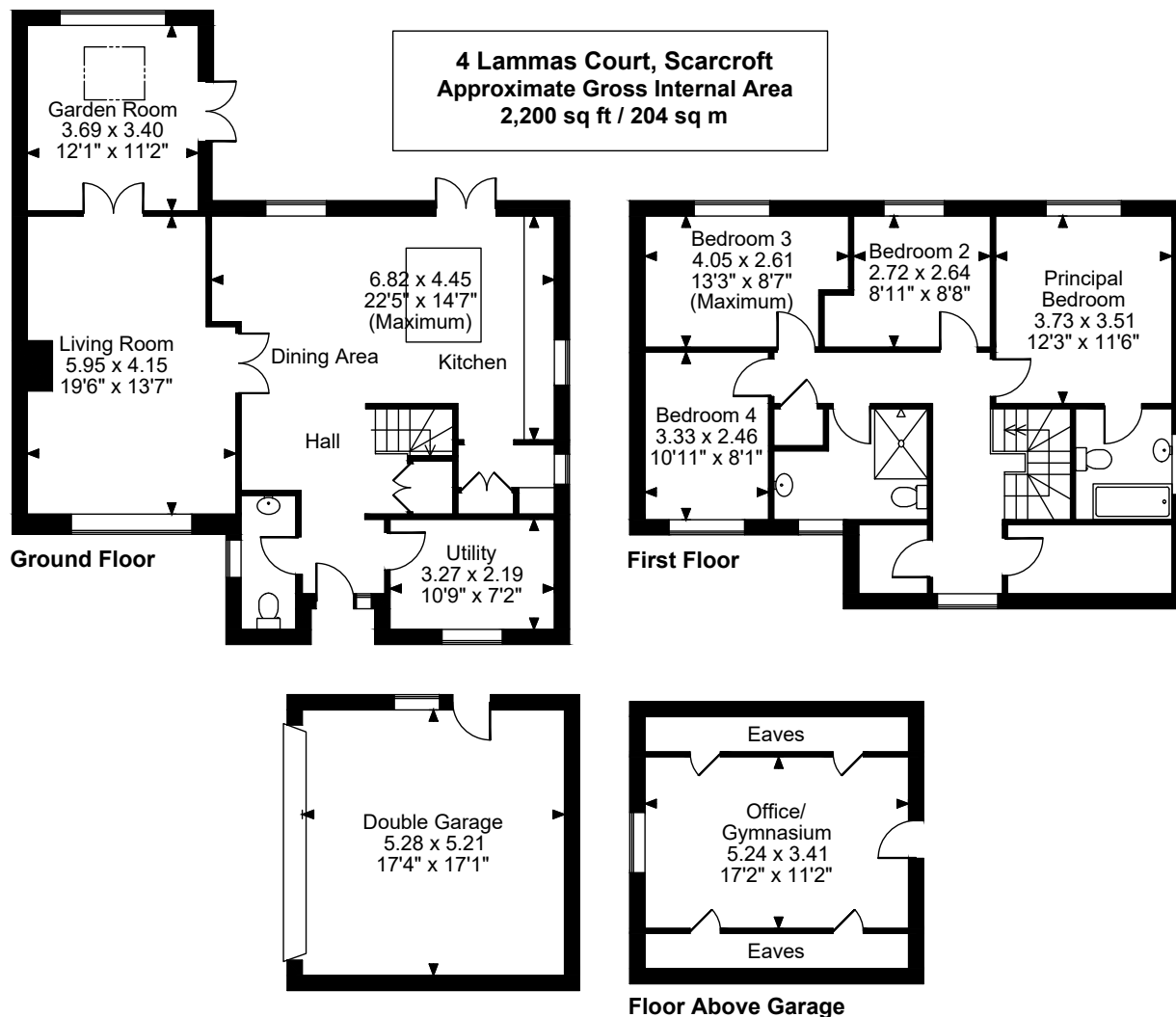
Outside, the property is approached by a gravelled driveway into a parking forecourt for several cars which in turn gives access to the detached double garage with steps to the rear leading up to a first floor home office or gymnasium if preferred. One of the prime selling features of the property are the fabulous enclosed private formal gardens, principally lawned and with an extensive paved sun terrace for outside entertaining, a wealth of mature trees and specimen shrubs and overall extending to approximately 1/3 of an acre.

**Planning Note:** The vendor has commissioned architects drawings for an extension, a second floor addition and a separate gymnasium. Copies of these plans are available on request although no planning application has been submitted. However, planning has been approved for a boundary wall to the front with electric gates.

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

**Directions - LS14 3JS:** Travelling north out of Leeds on the A58 Leeds/Wetherby Road, upon entering Scarcroft Ling Lane is the first turning on the left hand side. Lammas Court is then the fourth turning on the right hand side and the property is at the bottom left hand corner, down a short private road.

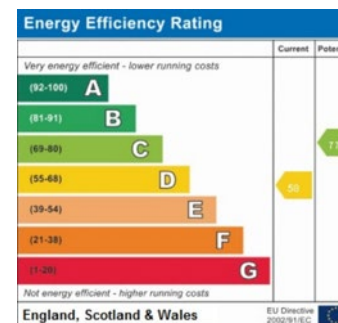




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The position & size of doors, windows, appliances and other features are approximate only.

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