



Charles Court | Great Preston | LS26 8FN

£285,000

Four Bedroom Semi-Detached Property | Council Tax Band C | EPC Rating C

Emsleys | estate agents

*** FOUR BEDROOM SEMI-DETACHED PROPERTY. NO CHAIN!. DINING/KITCHEN. MASTER BEDROOM WITH EN-SUITE. GARAGE & OFF-ROAD PARKING ***

We are excited to present this magnificent four bedroom semi-detached property, currently listed with NO CHAIN!, allowing for a smoother and quicker purchase process. This outstanding residence boasts four bedrooms with accommodation over three floors, one of which is a master bedroom completed with an en-suite shower room, ensuring a comfortable and luxurious living experience. Three bedrooms are double-sized, while the fourth is a single, offering plenty of space for everyone in the family.

The property's heart is undoubtedly the modern and efficient kitchen, equipped with cooking appliances and a generous dining space, perfect for family meals and entertaining guests. The lounge is a true delight, offering a serene garden view and a direct access to the garden via French doors, providing a harmonious blend of indoor and outdoor living.

A unique feature of this property is the inclusion of a garage and off-road parking for several vehicles, adding to the convenience factor. The property is not directly overlooked from the rear, ensuring privacy and offers accommodation over three floors, promising ample space for everyone.

The location of the property is another significant highlight. It is ideally situated close to green spaces and within the vicinity of the picturesque St Aidans RSPB nature reserve, providing an excellent opportunity for nature lovers to indulge in the beauty of their surroundings. This is a rare opportunity to acquire a property of such calibre. Don't miss out, arrange your viewing today!

Ground floor

Entrance Vestibule

Stairs to the first floor landing, radiator and door to:

Kitchen/Breakfast Room 5.51m max x 2.92m max (18'1" max x 9'7" max)

Fitted with a range of base and eye level units with worktop space over and drawers, stainless steel sink unit with

single drainer and mixer tap, tiled splashbacks, plumbing for an automatic washing machine and dishwasher, built-in electric oven and a built-in four ring gas hob with an extractor hood over. Double-glazed window to the front, radiator, wood effect laminate flooring and a wall mounted concealed gas boiler serving heating system and domestic hot water.

Inner hallway

Door to:

WC

Double-glazed window to the side, fitted with a pedestal wash hand basin and extractor fan, tiled splashback, radiator, wood effect laminate flooring. (Please note that the Vendor has removed the W.C, but this can be replaced easily, should it be needed).

Lounge 3.81m x 3.94m (12'6" x 12'11")

Double-glazed windows to rear, two radiators, wood effect laminate flooring and a double-glazed French double door with added UV tint to the garden.

First floor

Landing

Double-glazed window to the side, double-glazed window to the front, radiator, stairs to the second floor landing and doors to:

Bedroom 2 3.76m x 3.94m (12'4" x 12'11")

Double-glazed window to the rear and a radiator.

Family Bathroom 2.06m x 1.91m (6'9" x 6'3")

Fitted with a three piece suite comprising; panelled bath with telephone style shower attachment over, pedestal wash hand basin and a low-level WC,. Tiled surround, extractor fan and a shaver point.

Bedroom 4 3.40m x 1.91m (11'2" x 6'3")

Double-glazed window to the front and a radiator.

Second floor

Landing

Double-glazed window to the side, radiator, access to the loft space and doors to:

Master Bedroom 4.75m max x 3.94m max (15'7" max x 12'11" max)

Double-glazed window to the rear, radiator and door to:

En-suite Shower Room

Fitted with a three piece suite comprising; shower enclosure, pedestal wash hand basin and a low-level WC. Tiled splashback, radiator and tiled flooring.

Bedroom 3 3.56m x 2.82m (11'8" x 9'3")

Double-glazed window to the front, radiator and a door to an over stairs storage cupboard.

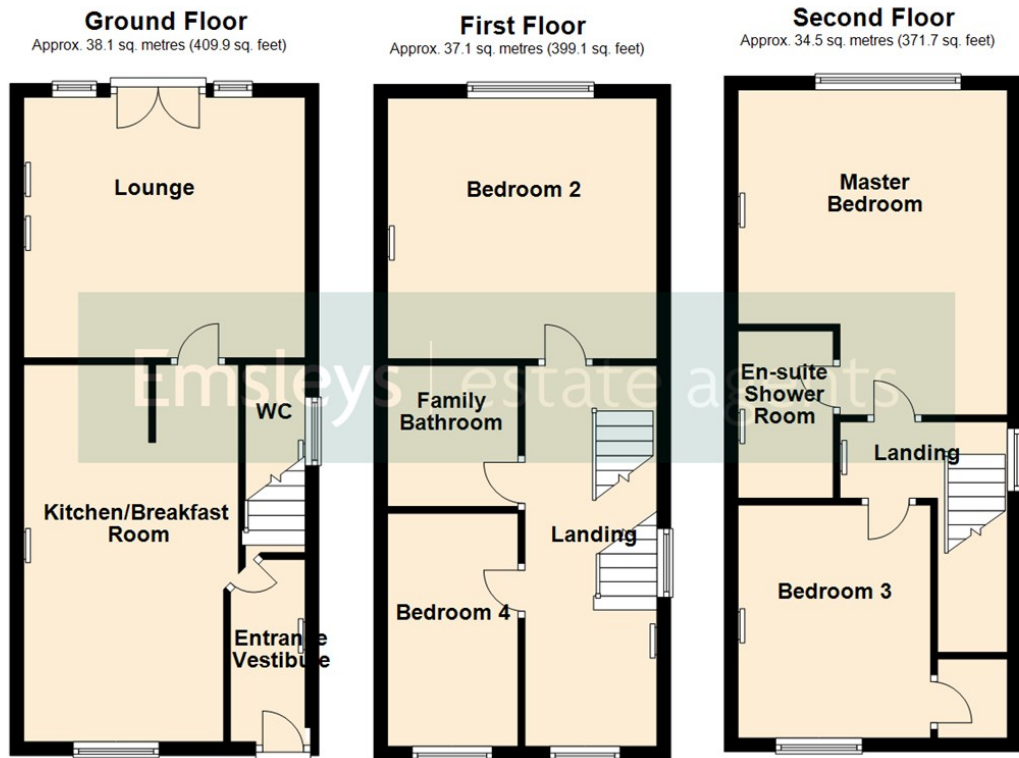
Outside

There is buffer style garden to the front, with a path to the front door. A gravelled area to the side, provides parking for at least two cars. To the rear, there is a fully enclosed garden, with a paved patio seating area and good sized lawned area. In addition, there is an external water tap and rear gated access to the rear drive. To the rear of the garden, there is a tarmac driveway, which offers off-road parking for a further car and leads to a brick-built garage. The garage has an up-and-over door and power and light connected.

Agents Note

Please note that the vendor has informed us that there is an annual estate maintenance charge of £136.00, for the upkeep of communal garden areas.





Total area: approx. 109.7 sq. metres (1180.7 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



6 Main Street | Garforth | Leeds | LS25 1EZ
t: 0113 286 4000 www.emsleysestateagents.co.uk

Emsleys | estate agents