



Whitehouse Avenue | Great Preston | LS26 8BW

£330,000

Three Bedroom Detached Property | Council Tax Band C | EPC Rating D

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\* THREE BEDROOM DETACHED PROPERTY \* IMMACULATE CONDITION \* GARDEN ROOM/BAR \* DINING KITCHEN \* MASTER BEDROOM WITH WALK-IN WARDROBE \* GARAGE & PARKING \*

Presenting this stunning and immaculately presented three bedroom detached property! This beautiful home is situated near the tranquil St Aidens Nature Reserve, offering an idyllic setting for nature lovers. The property boasts three well-appointed bedrooms. The master bedroom is a spacious double room with a luxurious walk-in closet. The second bedroom is another comfortable double with built-in wardrobes, while the third bedroom, a single, also features built-in wardrobes, providing ample storage and organization options.

The house accommodates a stunning open-plan lounge with a large window that flood the space with natural light, creating a warm and welcoming atmosphere. This space is perfect for entertaining guests or simply unwinding after a long day. The property also comes with a modern, open-plan kitchen. This room is a real highlight, boasting dining space and modern units. It also provides access to the garden, seamlessly merging indoor and outdoor living. The modern bathroom is equipped with a four-piece suite, ensuring every need is met.

Unique features include a garage and off road parking space, ensuring convenience. Additionally, the property includes a garden room – a perfect retreat for relaxation or hobbies. A charming feature fishpond enhances the outdoor space, adding an element of tranquility to the property whilst relaxing in the low maintenance rear garden. All in all, this property will appeal to many buyers and is ready to simply move straight into. This property is a perfect fit for someone who appreciates excellent design and a touch of luxury in a natural setting. Don't miss this opportunity to own a piece of paradise.

### Porch

Front entrance door. Tiled flooring, door to:

### Lounge 3.68m x 5.18m max (12'1" x 17'0" max)

Double-glazed feature casement bay window to front, two radiators, electric fire with feature surround, open plan stairs to first floor landing, double door to:

### Kitchen/Diner 3.15m x 5.11m (10'4" x 16'9")

Fitted with a range of modern base and eye level units with worktop space over and drawers, one and half bowl sink unit with single drainer and mixer tap, integrated automatic washing machine, space for range style cooker with extractor hood over, gas point for cooker, double-glazed window to rear, radiator, tiled flooring, recessed spotlights, Worcester boiler concealed within a wall cupboard, double-glazed french double door to garden.

### Landing

Access to loft space, door to:

### Master Bedroom 2.39m min x 3.56m max (7'10" min x 11'8" max )

7'10" min (13'0 max) x 11'8" max

Double-glazed window to front, radiator, sliding door to:

### Walk-in Wardrobe

With hanging rails.

### Bedroom 2 3.25m x 3.23m max (10'8" x 10'7" max)

10'8" x 10'7" max (8'7" to robes)

Double-glazed window to rear, fitted wardrobes with hanging rail, radiator and recessed spotlights.

### Bedroom 3 2.97m x 1.85m (9'9" x 6'1")

Double-glazed window to front, built-in wardrobe over the bulkhead and radiator.

### Family Bathroom

Fitted with four piece modern white suite comprising paneled bath, wash hand basin with storage under, shower enclosure with drencher head and hand shower attachment and low-level WC, double-glazed window to rear, double-glazed window to side, tiled flooring, chrome ladder style radiator, recessed spotlights, fully tiled.

### Outside

There is a block paved driveway to the front, which offers off road parking for three cars and leads to the attached garage. To the rear, there is a fully enclosed low maintenance garden, with a decking area with steps leading to an artificial lawned garden and then further good sized decking seating area. In addition there is a feature fishpond with cascading waterfall, which has a glass balustrade across.

### Garden Room/Bar

Multi-purpose garden room, which is currently used as a bar. This sizable space has a built-in bar area with drinks fridge, and useful W.C. The room has both power and light connected and double-glazed entrance door.

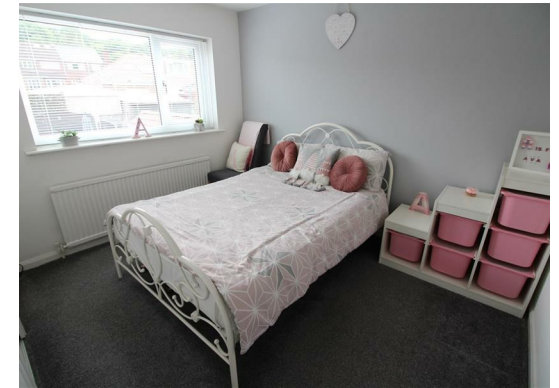
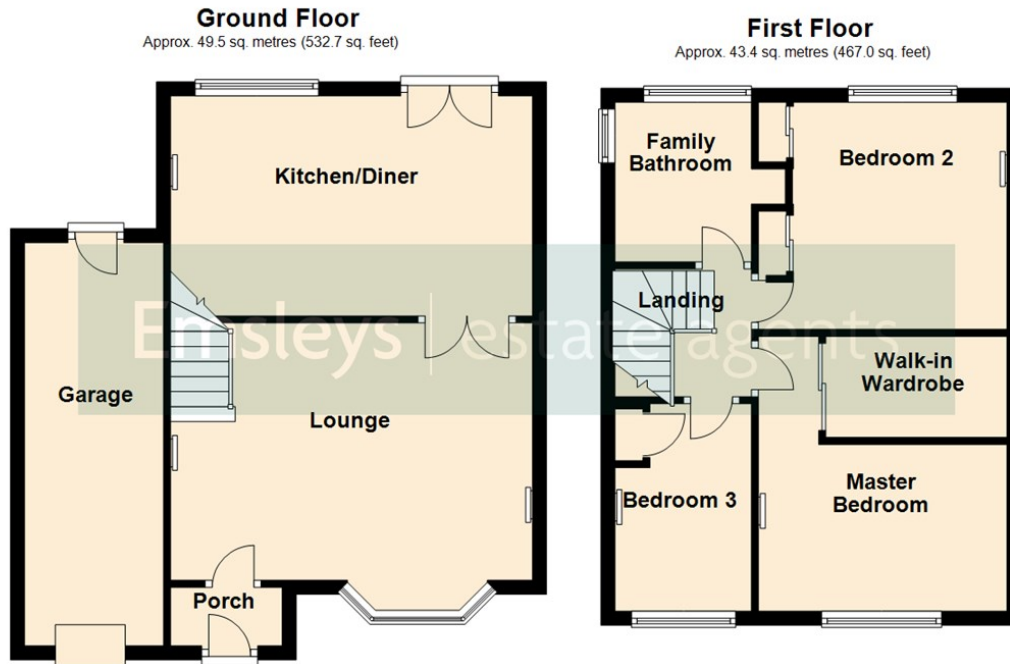
### Garage

Attached single with pedestrian rear door, power and light connected, and an up and over door.

### Agents Note.

Please note that the vendor is related to an employee of Emsleys Estate Agents.





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.

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