



## Park Road

Oulton, Leeds, LS26 8FX  
£548,500



# SIGNATURE

BY

Emsleys | estate agents

# Park Road

## Oulton, Leeds, LS26 8FX

\*\*\*FOUR BEDROOM EXECUTIVE FAMILY HOME. HIGHLY SOUGHT AFTER LOCATION. TASTEFULLY PRESENTED THROUGHOUT\*\*\*

A superior four bedroom detached residence presented to a high standard throughout and having deceptively spacious versatile accommodation situated in this highly sought after area of Oulton .

The property features an open-plan modern fitted dining/kitchen with a utility room off, lounge, study and cloakroom all to the ground floor. On the first floor are four double bedrooms and the main house bathroom, the master bedroom offering access to the en-suite.

Externally to the front of the property is a lawn garden with double tandem driveway leading to the garage space. To the rear there is a private, landscaped garden, which has been tiered with a private seating area behind the garage.

An inspection is highly recommended to fully appreciate what is on offer !

- A superior four bedroom detached residence
- High standard throughout
- Deceptively spacious versatile accommodation
- Highly sought after area of Oulton
- Open-plan kitchen/breakfast room
- En-suite to the master bedroom
- Four piece house bathroom
- Enclosed, landscaped and private rear garden
- EPC rating B
- Council Tax Band F



## Ground Floor

### Entrance Hall

Entrance hallway with luxury vinyl flooring, central heating radiator, stairs to the first floor and doors off to:

### Reception Room

18'10" x 12'2" (5.74m x 3.71m)

The spacious and light reception room offers a T.V point, two central heating radiators and a PVCu double-glazed bay window to the front elevation.

### Kitchen/Breakfast Room

16'5" x 20'9" (5.01m x 6.32m)

Open-plan kitchen breakfast room, with a well fitted kitchen, ample wall and base units and worktops. Built-in double oven, gas hob with an extractor over, sink and drainer unit, integrated fridge/freezer and dishwasher. Ceiling spot lights, PVCu double-glazed window, walk-in square bay with French doors leading out to the rear garden, making this a light and airy room, excellent for entertaining. Door off to:

### Utility Room

8'2" x 5'2" (2.50m x 1.57m)

With base units and a sink unit to the counter tops, being plumbed for washing machine and dryer, wall mounted central heating boiler and door access to the rear garden.

### Cloakroom/WC

A good size with vanity wash hand basin and low flush W.C., tiled splashback, central heating radiator, PVCu double-glazed window and a door leading into the under stairs storage cupboard.

### Snug/Office

10'2" x 8'1" (3.09m x 2.46m)

Positioned to the front, central heating radiator and a PVCu double-glazed window.

## First Floor

### Landing

PVCu double-glazed side window, hatch to the loft ( which is boarded offering a lot of additional storage space) and doors off to:

### Bedroom 1

13'4" x 12'2" (4.07m x 3.71m)

A good size master bedroom offering ample fitted wardrobes, PVCu double-glazed window and a central heating radiator. The heating to this room is regulated by a separate controller.

### En-suite Shower Room

Fitted with a double walk-in shower unit which is fully tiled, a vanity wash hand basin with a drawer unit below and a low flush W.C., PVCu double-glazed window and a ladder towel rail.

### Bedroom 2

12'6" x 10'1" (3.80m x 3.08m)

A good size double bedroom with two PVCu double-glazed windows to the front and a central heating radiator.

### Bedroom 3

10'0" x 13'9" (3.06m x 4.18m)

A good size double bedroom with two PVCu double-glazed windows to the rear and a central heating radiator.

### Bedroom 4

11'3" x 8'9" (3.43m x 2.67m)

A good size double bedroom with PVCu double-glazed windows to the rear and a central heating radiator.

### Bathroom

Comprising: a four piece suite with bath which is half-tiled to the wall, an independent walk-in shower unit which is fully tiled and stands separately, a vanity wash hand basin and low flush W.C again with half-tiled walls, a ladder towel rail and a PVCu double-glazed window.

### External

To the front of the property is a neat lawn garden with a tarmac driveway with ample parking for two/three cars leading to the detached single garage with an up-and-over door, power and light. The rear garden is private, enclosed and not over looked. Being landscaped and tiered, providing a lawn area and a private patio behind the garage and a further large paved patio area ideal for those late summer nights.

### N.B

The property is alarmed with motion sensors throughout. There is a EV charger installed by the side of the house







6 Main Street, Garforth  
Leeds LS25 1EZ

t. 0113 286 4000

e. [garforth@emsleysestateagents.co.uk](mailto:garforth@emsleysestateagents.co.uk)

[www.emsleysestateagents.co.uk](http://www.emsleysestateagents.co.uk)

35 Austhorpe Road, Crossgates  
Leeds LS15 8BA

t. 0113 284 0120

e. [crossgates@emsleysestateagents.co.uk](mailto:crossgates@emsleysestateagents.co.uk)

4 Wolsey Parade,  
Sherburn in Elmet LS25 6BQ

t. 01977 680 088

e. [sherburn@emsleysestateagents.co.uk](mailto:sherburn@emsleysestateagents.co.uk)

65 Commercial Street, Rothwell  
Leeds LS26 0QD

t. 0113 201 4040

e. [rothwell@emsleysestateagents.co.uk](mailto:rothwell@emsleysestateagents.co.uk)

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.



SIGNATURE

BY

Emsleys | estate agents