



Park Road

Oulton, Leeds, LS26 8FX
£595,000



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BY

Emsleys | estate agents

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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 which allows easy access to local amenities, shops, schools and excellent transport links. This executive detached home is presented to a high standard. A spacious hallway with an open balustrade staircase and gallery landing provides a striking first impression. The fabulous kitchen is located to the rear of the home and the spacious open-plan arrangement features a fully fitted kitchen with integral appliances along with ample space for a dining table as well as a casual seating area. French doors open out to the rear garden. A separate utility room and a dining room with a bay window to the front aspect. The family lounge provides a comfortable space to relax and also features French doors to the rear aspect. The ground floor is completed with a generous home office and cloakroom/W.C.

The first floor landing gives access to four spacious double bedrooms. Bedroom one is an impressive suite with an adjacent dressing area with fitted wardrobes and leads to the en-suite bathroom. Bedroom two benefits from its own en-suite shower room. The family bathroom is complete with a shower, separate bath, wash hand basin and W.C.

Outside the driveway provides ample parking for two cars and leads to a single garage which has been part converted. To the rear is an enclosed garden with astro turf and patio areas. The front garden also has astro turf.

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

- An exceptional detached family home
- Beautifully presented inside & out
- Highly popular & convenient location
- Wonderful layout, ideal for a family
- Four generous double bedrooms
- En-suite to bedrooms one and two
- Fabulous rear garden & patio areas
- Converted Bar area
- EPC rating B
- Council Tax Band F



Ground Floor

Storm porch

Open-plan.

Entrance Hall

Upon entering the home, a spacious hallway with an open balustrade staircase and gallery landing provides a striking first impression. Double-glazed window, under stairs storage cupboard and laminate flooring.

Reception Room

16'8" x 11'9" (5.07m x 3.57m)

The lovely family lounge provides a comfortable space to relax and also features French doors to the rear aspect. T.V point and two central heating radiators.

Playroom/dining room

8'8" x 11'6" (2.63m x 3.50m)

Double-glazed bay window to the front with shutters, central heating radiator, fitted seating, laminate flooring and a door to:

Utility Room

5'1" x 7'5" (1.54m x 2.27m)

Fitted with ample wall and base units with granite worktops, a sink with 'swan neck' taps, wall mounted central heating radiator, plumbed for a washing machine, tiled flooring and a side entry door.

Kitchen/Breakfast Room

13'0" x 13'3" (3.96m x 4.03m)

The fabulous kitchen is located to the rear of the home and will surely appeal to the most discerning of buyers. This spacious open-plan arrangement features a fully fitted kitchen with integral appliances along with ample space for a dining table as well as a casual seating area. French doors open out to the rear garden providing an abundance of natural light and hinting towards a very sociable space, ideal for family time or entertaining.

Study

7'3" x 11'9" (2.21m x 3.57m)

Positioned to the front with a central heating radiator, a double-glazed window with shutters and a laminate floor.

WC

Low flush WC, vanity wash hand basin, central heating radiator and a double-glazed window.

First floor

Landing

Master Bedroom

12'8" x 10'6" (3.87m x 3.19m)

The master bedroom is an impressive suite with ample space for a super king size bed and space for a wall mounted T.V. Central heating radiator, air conditioning unit and a double-glazed window positioned to the front. Access to:

Dressing Room

10'4" x 2'9" (3.14m x 0.85m)

An adjacent dressing area is fitted with a range of stylish wardrobes and leads to the en-suite bathroom, double-glazed window and a central heating radiator.

En-suite Bathroom Room

The en-suite bathroom has a four piece suite comprising: a walk-in double shower, separate bath, wash hand basin and W.C, tiled walls and flooring and a double-glazed window.

Bedroom 2

10'4" x 10'6" (3.14m x 3.19m)

Having fitted wardrobes with sliding doors, two double-glazed windows to the rear, central heating radiator and a door to:

En-suite Shower Room

With a spacious shower unit, wash hand basin and W.C, central heating radiator and a double-glazed window to the side.

Bedroom 3

9'11" x 10'7" (3.01m x 3.22m)

Having fitted wardrobes and a shelving unit, central heating radiator and a double-glazed window to the front.

Bedroom 4

9'6" x 8'8" (2.90m x 2.65m)

Having fitted wardrobes, central heating radiator and a double-glazed window to the front.

Bathroom

The family bathroom is complete with a shower cubicle, separate bath, wash hand basin and W.C, tiled walls and floor, central heating radiator and a double-glazed window.

External

Outside the property to the front, a driveway provides ample parking for two cars and leads to a single garage which has been part

converted but still offers ample storage and has an electric door, power and light. The front garden also features astro turf creating cleanliness and a pathway leading to the front door. To the rear is an enclosed garden with astro turf and a patio area, along with a decking area. The garden space is as impressive as inside.







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