



Primrose Yard | Oulton | LS26 8JS

£285,000

Two bedroom semi detached | EPC D | Council Tax D

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\*\*\* CHARACTERFUL STONE BUILT SEMI DETACHED COTTAGE\*\*\*LOCATED WITHIN THE SOUGHT AFTER LOCATION OF OULTON\*\*\*UNIQUE\*\*\*

Presenting an immaculate, semi-detached house for sale, boasting a mix of classic and modern living spaces with unique features such as a fireplace, parking facilities, and a large woodland garden. This stunning property is ideally suited for families and couples alike, providing comfortable and stylish living with excellent local amenities.

The house boasts two reception rooms, each with its own charm. The first reception room, the conservatory is a haven of light and tranquility, with large windows, wood effect vinyl flooring, and a garden view, positioned at the rear of the property. It further benefits from direct access to the garden, perfect for those summer evening get-together s. The second reception room offers a more intimate setting with a cosy fireplace and a beautiful view of the front garden.

The property offers a modern kitchen, recently refurbished and fitted with state-of-the-art appliances. Bathed in natural light, it creates a warm and inviting space for cooking.

The house further offers two well-proportioned bedrooms. The master bedroom is spacious and filled with natural light, featuring built-in wardrobes. The second bedroom is a charming single room, also benefiting from natural light.

To complete this stunning home, there is a compact bathroom with a three-piece suite, perfectly serving the needs of a family or a couple.

An additional surprise is the occasional loft room with an en-suite shower, adding a unique element to this home.

Situated in a location with excellent public transport links, nearby schools, local amenities, and green spaces, this property truly is a gem. Don't miss out on this fantastic opportunity to own a slice of comfort and luxury.

## Ground Floor

### Living Room 4.11m x 4.47m (13'6" x 14'8")

Living room with open fire with stone surround, windows to the front and side, door down into the cellar and stairs rising to the first floor. T.v point, central heating radiator and double glazed window

### Kitchen Area 2.32m x 4.47m (7'7" x 14'8")

The lounge leads through to a kitchen fitted with shaker style units in navy blue, white marble effect worktops over, tile effect flooring, and splashback, built-in oven and hob plus space for further appliances. Central heating radiator.

### Conservatory

A spacious conservatory to the rear with patio doors onto the garden, wood effect flooring central heating radiator.

### Basement

### Cellar 3.65m x 4.22m (12'0" x 13'10")

A useful storage area

### Landing

Door to:

### First Floor

To the first floor is a landing,

### Bedroom 1 4.02m x 4.47m (13'2" x 14'8")

Master bedroom to the front with built-in wardrobes, central heating radiator and double glazed window

### Bathroom 1.59m x 1.92m (5'3" x 6'4")

bathroom fitted with WC, hand wash basin and bath with shower over, double glazed window

### Bedroom 2 2.32m x 2.45m (7'7" x 8'0")

A good size second bedroom with central heating radiator and double glazed window

### Second Floor

### Loft Room 4.06m x 4.47m (13'4" x 14'8")

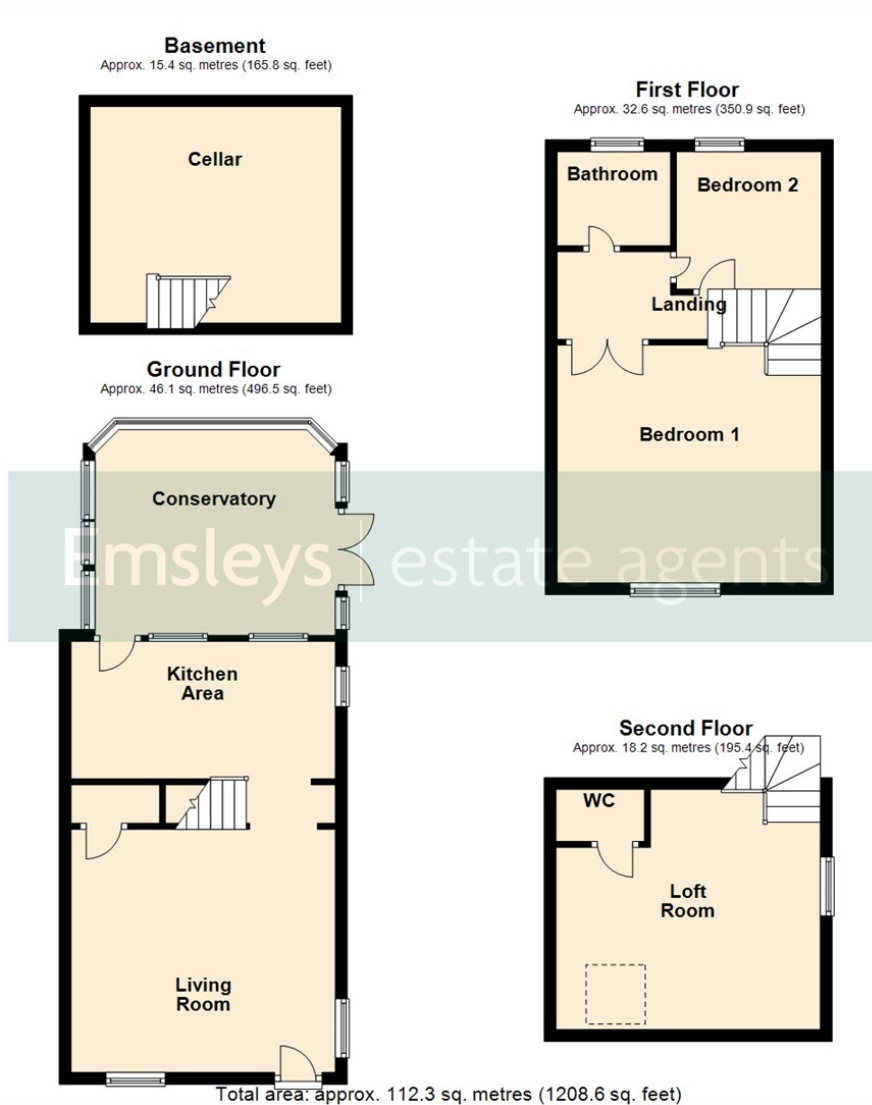
A door from the rear bedroom leads upstairs to the second floor which has a loft room with window to side, roof skylight plus a shower cubicle, hand wash basin and WC.

### External

Externally the property has a surprisingly spacious plot size whilst still remaining very private. You can access Primrose Yard from Leeds Road or Aberford Road. There is ample off-street parking with most of the large garden being at the front. There are many mature trees plus fenced and hedged boundaries.

The rear garden is a smaller, more secluded garden featuring stone patio seating area.





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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