



1 Bentley Lane, Oulton, LS26 8FW



Key Features

- A beautiful detached home
- Open plan dining kitchen with Bi-folding doors
- Formal lounge and additional sitting room
- Utility room and guest W.C.
- Stunning principal bedroom suite
- Three further double bedrooms
- Luxury house bathroom
- Landscaped gardens with pond and gazebo
- Integral double garage/gym
- Highly sought after location



*A beautifully presented four double bedroom detached property,
with an integral double garage, set in an exclusive development in
the heart of Oulton.*





A spacious entrance hallway, with tiled flooring, welcomes you into the property with a modern guest W.C. and cloaks cupboard. To the front of the property is a living room with a recently installed media wall unit and a remote control electric fire. The living room leads to an additional sitting room/snug with Bi-folding doors to the rear garden. The open plan dining kitchen is a wonderful space which runs across the back of the property and is fitted with tiled flooring, modern hi-gloss wall and base units and Quartz worktops. There are a range of integrated appliances including an AEG gas hob, Miele double oven/microwave, a dishwasher and drinks fridge. There are an additional set of Bi-folding doors to the rear garden. The kitchen leads to a utility room, which houses the gas boiler, and a door gives access to the integral double garage (currently used as a gym).

To the first floor is a generous landing area. The principal bedroom suite is a fantastic space, with a walk through dressing area, with recently fitted wardrobes, and a door leads to a beautiful ensuite bathroom. There are three further double bedrooms and a luxury house bathroom.

The rear garden is a stunning space which has been carefully landscaped and planned to offer a patio area which runs the full width of the house, an ornamental pond and a bespoke wooden framed gazebo. There is outdoor feature lighting to the rear and to the front garden. The property also benefits from a double driveway and grass area to the front.

Oulton is a desirable area with beautiful countryside on the doorstep, and the fantastic Oulton Hall Spa and Golf Course, which includes a restaurant, spa and a 27-hole golf course is within close proximity. Oulton is conveniently located for access to the motorway network, including the M1 and M62 and Woodlesford train station is within close proximity. There are a range of local shops, restaurants, schools and parks/countryside/canal walks within easy reach.

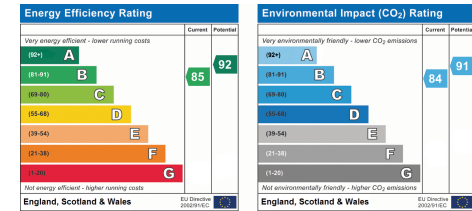
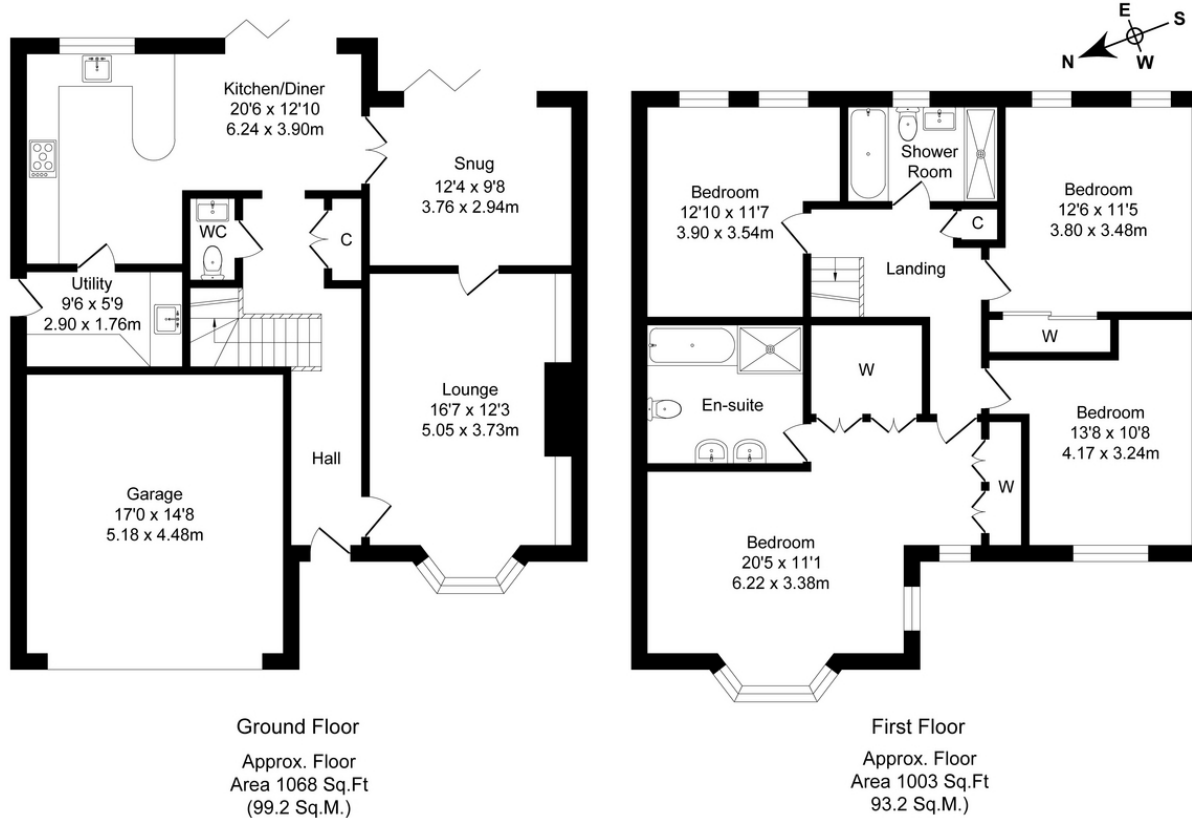
We have been advised by the vendor that they pay £174.64 per year towards the maintenance of the communal landscaped areas.

SERVICES: We are advised that the property has broadband, mains water, electricity, drainage and gas.



Bentley Lane, Oulton
Total Approx. Floor Area 2071 Sq.ft. (192.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Tenure Type: Freehold
Council Tax Band: F
Council Authority: Leeds City Council

