



Victoria Close, Great Preston Leeds LS26 8GG

welcome to

Victoria Close, Great Preston Leeds

Within close proximity to St Aidens Nature Reserve, this IMPRESSIVE DETACHED home is for sale at a Guide Price of £380,000 - £390,000!

Exceptionally well presented throughout and offering SPACIOUS living accommodation, this property also includes SOLAR PANELS, a garage and a SOUTH FACING GARDEN!



Entrance Hall

Having the composite entrance door to the front aspect, a gas central heating radiator and stairs to the first floor landing.

W.C

Equipped with a wash hand basin, a low level flush w.c, and a gas central heating radiator.

Dining Room

9' 4" max x 7' 7" max (2.84m max x 2.31m max)

Having a double glazed window to the front aspect with fitted blind and a gas central heating radiator.

Dining Kitchen

7' 6" max x 17' 7" max (2.29m max x 5.36m max)

Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary work surfaces over. Includes a one and a half bowl stainless steel sink and drainer, an electric oven with an induction hob, a matching splash back and a cooker hood extractor over. Also includes an integral washer / dryer and an integrated dish washer. Gas central heating radiator and double glazed French doors leading out to the rear garden.

Lounge

11' 2" max x 15' 2" max (3.40m max x 4.62m max)

With double glazed French doors to the rear with fitted Sanderson electric, remotely operated blind, and a gas central heating radiator.

First Floor Landing

With stairs rising from the ground floor and having built in storage, an airing cupboard, gas central heating radiator and a loft access hatch to the part boarded loft with pull down ladder.

Bedroom One

13' 3" max x 12' 4" max, plus wardrobe (4.04m max x 3.76m max, plus wardrobe)

Having two double glazed windows to the front aspect, two fitted wardrobes and a gas central heating radiator.

En-Suite

Equipped with a shower cubicle, a wash hand basin, and a low level flush w.c. Also includes a bathroom cabinet with mirror and LED lighting, a heated towel rail and a double glazed window to the side aspect.

Bedroom Two

8' 5" max, plus wardrobe x 12' 3" max (2.57m max, plus wardrobe x 3.73m max)

Double glazed window to the front aspect, built in storage, fitted wardrobe and a gas central heating radiator.

Bedroom Three

8' 8" max x 11' 7" max (2.64m max x 3.53m max)

Double glazed window to the rear and a gas central heating radiator.

Bedroom Four

10' 9" max x 7' 8" max (3.28m max x 2.34m max)

Double glazed window to the rear and a gas central heating radiator.

House Bathroom

Consisting of a three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Heated towel rail and a double glazed window to the rear.

Exterior

Externally the property has a driveway to the front providing ample off street parking while to the rear is a well manicured South facing garden with a lawn area, patio seating area, a summer house with a power point, tool shed and three further power points. Also includes an outside water tap with an automatic watering system, an electrically, remotely operated six metre wide awning and decking.

Garage

An integral garage with an up and over door, power and lighting.



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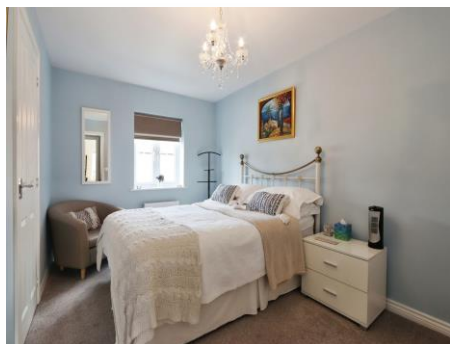
Victoria Close, Great Preston Leeds

- Guide Price £380,000 - £390,000
- Immaculate Detached Family Home
- Four Bedrooms
- Ensuite & Ground Floor W.C
- Close Proximity To St. Aidens Nature Reserve

Tenure: Freehold EPC Rating: B

guide price

£380,000 - £390,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
CAF112902 - 0005

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