

Mike
Dobson



11 Little Preston Hall Park

Hall Road, Leeds, LS26 8UP

Chain Free £195,000

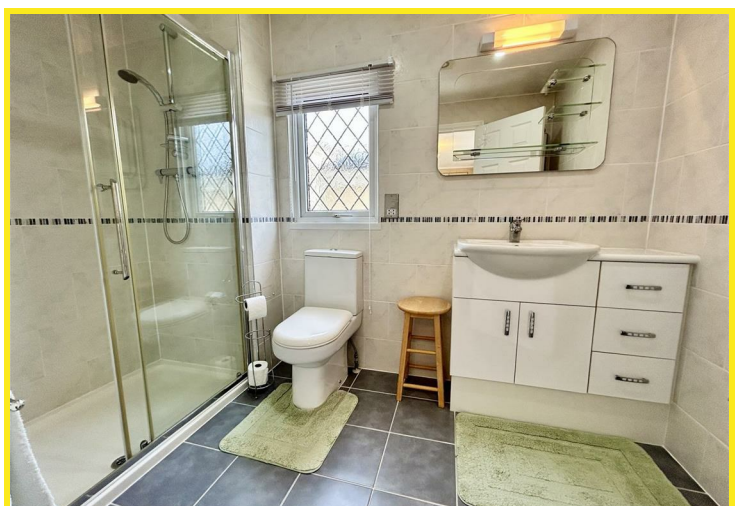
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Nestled within the picturesque grounds of Little Preston Hall, this personally designed one off park home offers a unique opportunity for comfortable living in a sought-after retirement location for the over 55's in Little Preston, Leeds. This larger-than-average property boasts two generous reception rooms, providing ample space for relaxation and entertaining.

The home features two spacious double bedrooms, each equipped with a full range of fitted furniture, ensuring both style and practicality. The main bedroom benefits from an ensuite shower room installed in 2024, adding a touch of luxury to your daily routine. The second shower room is conveniently located, catering to guests and residents alike.

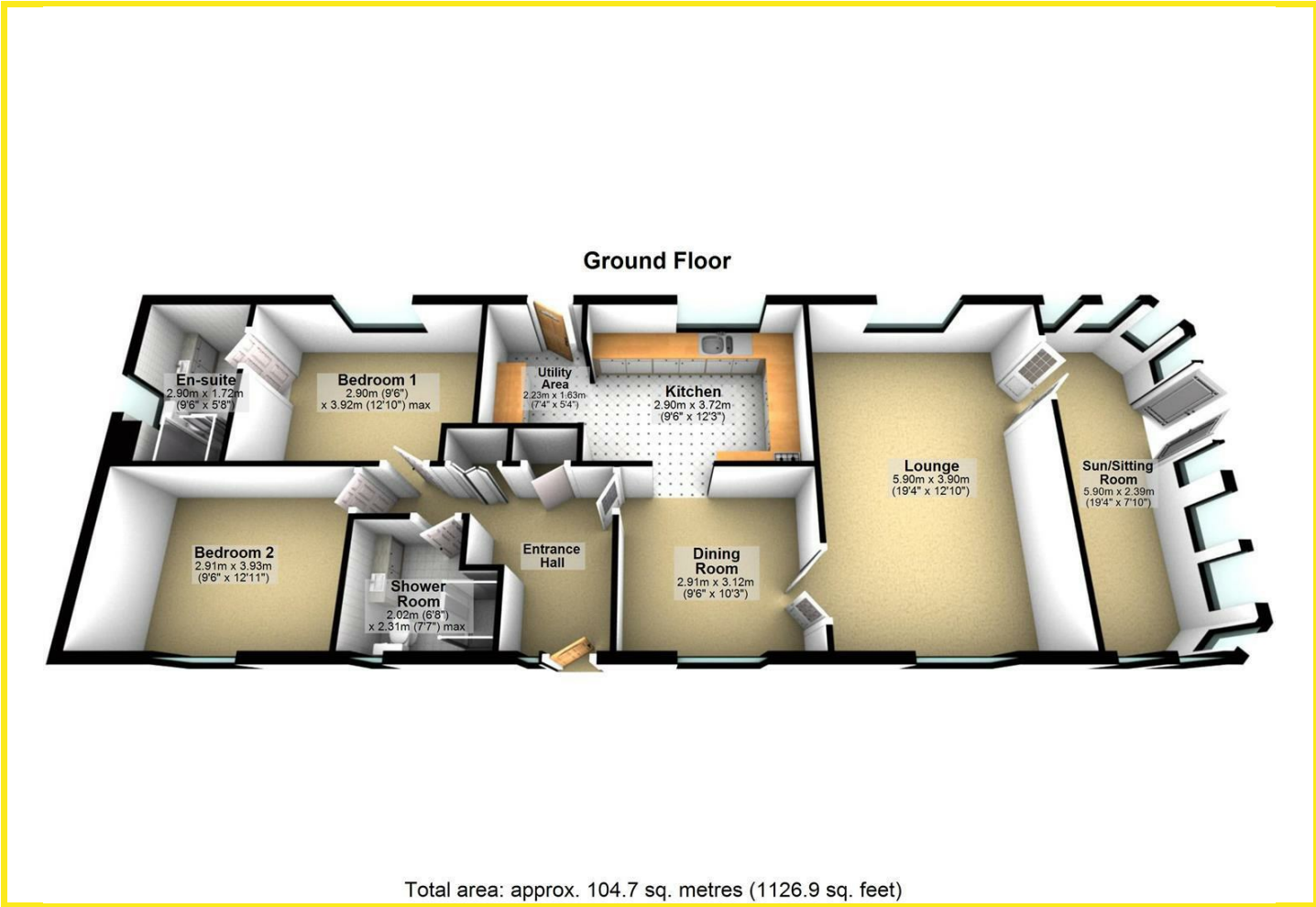
The fitted kitchen is a delightful space, complete with a built-in oven, hob, and extractor, making it perfect for culinary enthusiasts. The heart of the home is undoubtedly the spacious sitting/sun room, which opens onto a charming veranda. Here, you can enjoy breath-taking open views across the surrounding fields, creating a serene atmosphere for unwinding after a long day.

With gas central heating and PVCu double glazing, this property ensures warmth and energy efficiency throughout the seasons. This park home is not just a residence; it is a lifestyle choice, offering a peaceful retreat while remaining close to the amenities of Leeds. Whether you are looking to downsize or seeking a tranquil escape, this property is a must-see.





Floor Plan



Area Map



Energy Efficiency Graph

Directions

From our Kippax office turn left to the mini roundabout, taking the first left down Butt Hill, bear right with the road onto Station Road, continue along this road into the village of Great Preston, which becomes Berry Lane. At the mini roundabout turn right onto Whitehouse Lane, then take the fourth turning left onto Goody Cross Lane, Hall Road is then the second turning on the left. The property can be found at the very bottom of Hall Road through the wrought iron gates.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.