YORKSHIRE'S
FINEST
HOMES COLLECTION

Leeds Road, Oulton, Leeds

Offers In
Excess Of
£995,000

- Impressive property arranged over three well-proportioned floors
- Outstanding second-floor studio space
- Versatile and flexible accommodation throughout
- Multiple reception rooms, including a conservatory
- Generous gardens with terrace area
- Driveway parking for upto 8 vehicles
- Triple garage with power and lighting
- Convenient location for M62,M1 and A1

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Ground Floor
A welcoming entrance hall provides a practical and inviting first impression, with space for coats and shoes, useful under-stairs storage and stairs leading to the first floor. From here, doors open into the main living areas, all designed with family living in mind.

The dining room is a lovely space for family meals and celebrations, offering plenty of room for a large table. Decorative coving adds character, while double doors open into the conservatory, creating a natural flow for entertaining and everyday use.

The heated conservatory is bright and versatile, with tiled flooring and door opening directly onto the rear garden — ideal as a playroom, second sitting area or a place for children to enjoy views of the garden all year round.

The kitchen/breakfast room truly is the heart of the home. Finished with oak flooring and stylish metro brick tiled walls, the kitchen is fully fitted with a wide range of floor and wall mounted units topped with granite work surfaces. Features include a Lacanche range cooker with five gas burners, stainless steel splashback and extractor fan, Belfast sink, integrated Bosch dishwasher, wine fridge and designer wall-mounted radiator. This is a kitchen where cooking, dining and spending time together comes naturally. There is space for a breakfast table, inset ceiling spotlights and direct access to the terrace and garden — perfect for outdoor dining and keeping an eye on children playing outside.

A convenient ground floor WC adds everyday practicality.

The main living room is a comfortable and welcoming space to relax at the end of the day, featuring a bay window overlooking the front garden, a feature fireplace and charming period details including coving and a ceiling rose.

A further family room offers excellent flexibility and could be used as a playroom, TV room, snug or homework space. Positioned at the front of the house, it benefits from natural light and is ideal for families wanting separate areas for adults and children.

First Floor
The first floor landing is spacious and light, with access to all bedrooms and the family bathroom. A door leads out onto a balcony, a lovely spot to enjoy fresh air and open views.

The principal bedroom is a generous double room with carpeted flooring, a bay window to the front aspect and two sets of bespoke fitted wardrobes. A door leads through to the ensuite shower room.

The ensuite comprises a WC, metro brick tiled walls, a vertical designer radiator and a large walk-in shower with rainfall showerhead and handheld attachment.

The family bathroom is spacious and well-appointed, featuring a WC, stylish wash basin with storage beneath, chrome mixer tap, illuminated mirrored wall cabinet, panelled bath with chrome mixer tap, and a large walk-in shower with rainfall and handheld attachments. The room is finished with period-style flooring, tiled walls, a chrome vertical radiator and frosted stained-glass UPVC windows.

There are two further double bedrooms on this floor, both with carpeted flooring. One overlooks the rear garden and benefits from bespoke fitted wardrobes, while the other enjoys a front aspect and also features fitted wardrobe storage.

The study, located on the first floor, provides access via stairs to the second floor, making it an ideal private workspace or dressing area.

Second Floor
The second floor is a fantastic bonus for families, offering a large studio-style space currently used as a multi-purpose room. Flooded with natural light from multiple roof windows, this area would be ideal as a teenage suite, games room, creative studio or guest accommodation.

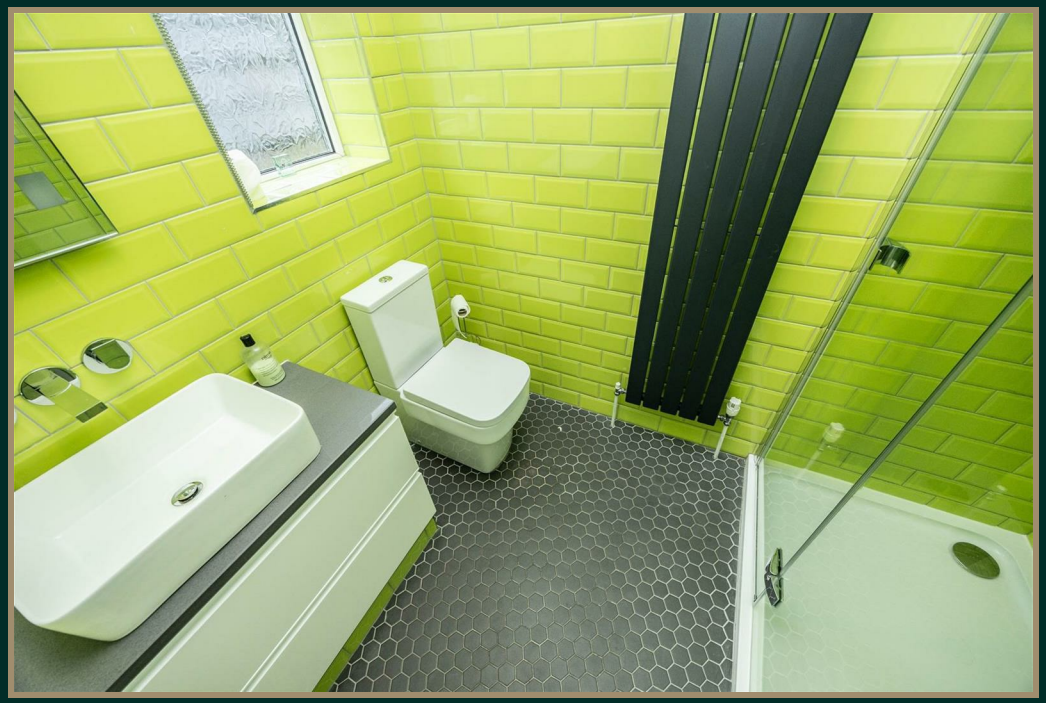
With its own bathroom and second kitchen, this floor works perfectly for older children, visiting relatives or even independent living, while still feeling part of the main home.

Grounds and Exterior
The property sits on a generous plot with a well-maintained front garden featuring a level lawn, mature trees and shrubs. A driveway provides off-street parking for up to eight vehicles and leads to a triple garage.

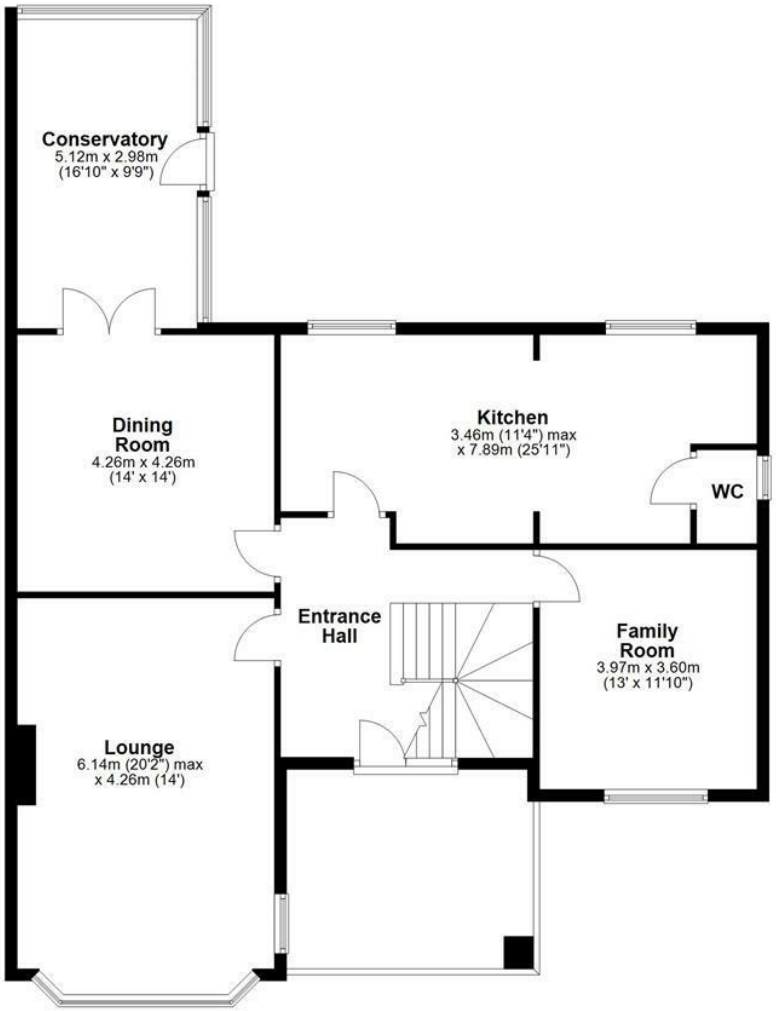
To the rear is a beautifully landscaped garden with level lawn, mature planting and a terrace ideal for alfresco dining and entertaining.

The triple garage is fitted with an electric roller door and provides parking for three vehicles, along with full power and lighting.

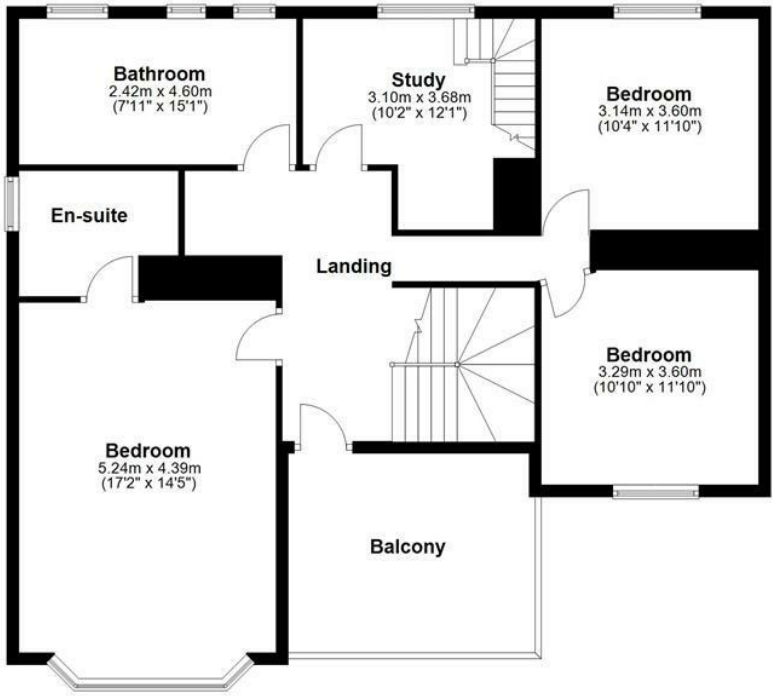
SMEG
Coca-Cola



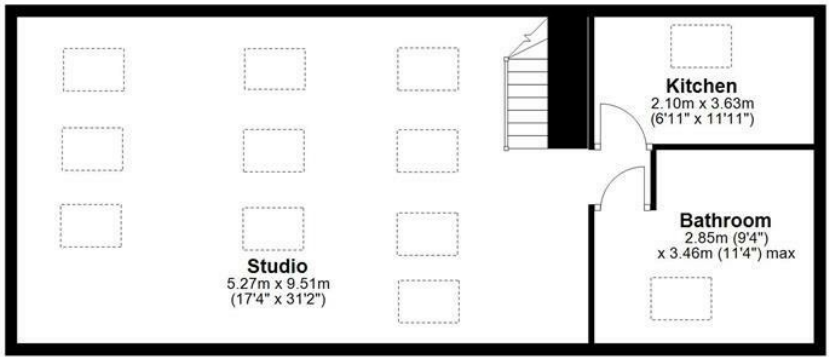
Ground Floor
Approx. 131.5 sq. metres (1415.5 sq. feet)



First Floor
Approx. 102.2 sq. metres (1099.6 sq. feet)



Second Floor
Approx. 99.4 sq. metres (1070.5 sq. feet)



Total area: approx. 333.1 sq. metres (3585.6 sq. feet)

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To view Leeds Road, Oulton, Leeds
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