

Mike
Dobson



42 Whitehouse Lane
Great Preston, Leeds, LS26 8BJ

Chain Free £330,000

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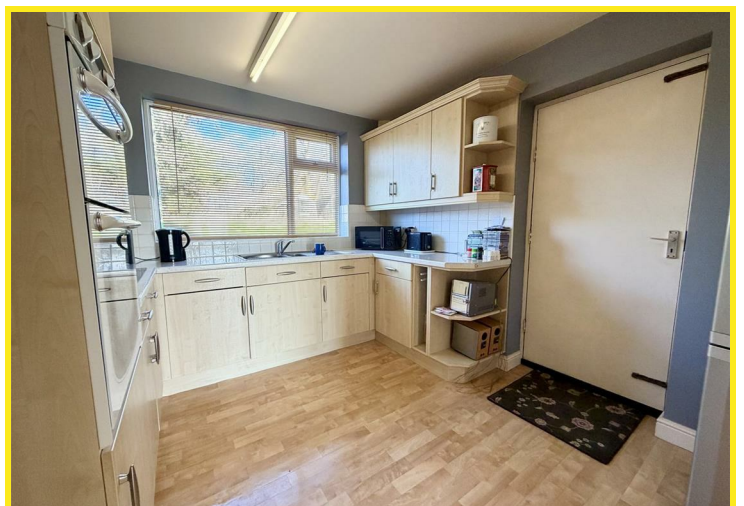
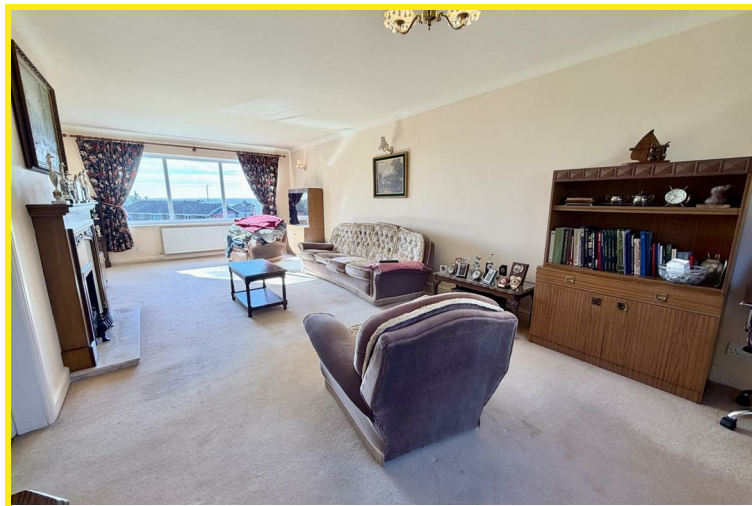
Nestled on Whitehouse Lane in the charming village of Great Preston, Leeds, this deceptively spacious three-bedroom detached house offers a perfect blend of comfort and tranquillity. Set in an elevated position off a private road, the property boasts stunning far-reaching views to the front and is bordered by serene private woodland at the rear, providing a peaceful retreat from the hustle and bustle of everyday life.

Upon entering, you are greeted by a large entrance hallway that leads to a generous lounge, ideal for relaxation and entertaining. The well-appointed kitchen features a built-in oven, hob, and extractor, making it a delightful space for culinary pursuits. The first floor accommodates three comfortable bedrooms, perfect for family living, along with a family bathroom fitted with a stylish white three-piece suite.

Additional features include a covered side porch that leads to a utility/boiler room, enhancing the practicality of the home. An attached garage, equipped with power and lighting, offers ample storage or potential for a workshop. The property also benefits from gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year.

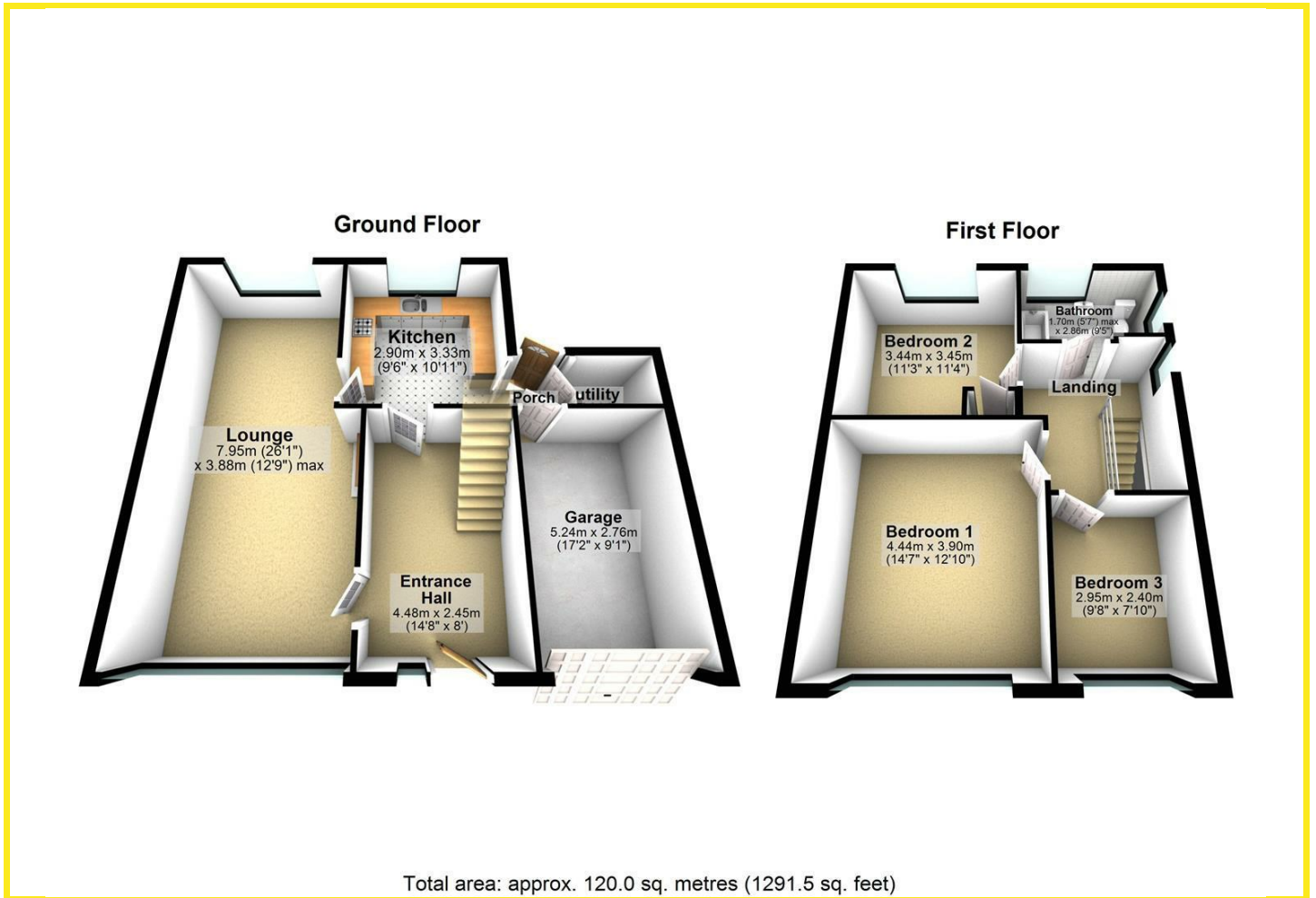
Outside, the driveway provides parking for two vehicles, while a small lawned area at the front adds to the property's curb appeal. The rear garden is a delightful space, featuring a patio and lawn, perfect for outdoor gatherings or simply enjoying the natural surroundings.

This property is an excellent opportunity for those seeking a family home in a peaceful setting, with the added benefit of beautiful views. Don't miss the chance to make this lovely house your new home.





Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Directions

From our Kippax Office turn left onto High Street, taking the first turning left at the mini roundabout onto Butt Hill. Bear right at the bottom of the hill onto Station Road and continue along Berry Lane. At the mini roundabout take the second turning right on to Whitehouse Lane where the property can be found on the right hand side of the road, as indicated by our agents board.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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