





The Nookin, Leeds Road, Oulton,

Offers In The Region Of
£725,000

- Detached
- 5 Bedrooms
- Generous Gated Driveway – Parking for 12–15 Vehicles
 - Private Front Garden & Rear Terraced Seating Area
- Prime Oulton Location – Sought-After Residential Area
- Full of Original Period Features

Yorkshire's Finest are delighted to offer a unique opportunity to acquire The Nookin — A charming and characterful Grade II listed property dating back to 1611, situated in the highly sought-after area of Leeds.

Currently operating as a commercial premises, The Nookin offers exciting potential for conversion (subject to the necessary consents) into a unique and atmospheric private residence. Its rich heritage, distinctive architecture, and timeless character provide the perfect foundation for creating a home of exceptional individuality and appeal.



The Nookin, Leeds Road, Oulton, Leeds LS26

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Currently utilised as office accommodation, this exceptional property offers outstanding potential to be converted into a spacious family residence or divided into multiple dwellings. (subject to the necessary planning consents).

Entrance

The property is entered via a traditional entrance door leading into the hallway, with doors providing access to two reception rooms.

Reception Rooms

Main Reception Room

A generous and welcoming space featuring carpeted flooring, an attractive angled fireplace, and exposed beams that highlight the property's period character. A window to the front allows natural light to flood the room. Stairs lead to the first-floor accommodation.

Second Reception Room

Another well-proportioned room offering versatile use as a sitting room, dining room, or further office space.

Kitchen

The current kitchen area is fitted with a range of, floor-mounted storage units, stainless steel sink with mixer tap, and windows overlooking the rear. A door provides access to the shower room and downstairs WC.

Shower Room & WC

Comprising a shower cubicle, low-level flush WC, and





corner wash basin with mixer tap.

First Floor

The first-floor landing benefits from carpeted flooring and provides access to five individual bedrooms, each with their own character features including exposed beams and fireplaces.

Outside

To the front of the property lies a substantial parking area with space for 12–15 vehicles, accessed via private gates. There is also a private lawned garden area and provision for a garage.

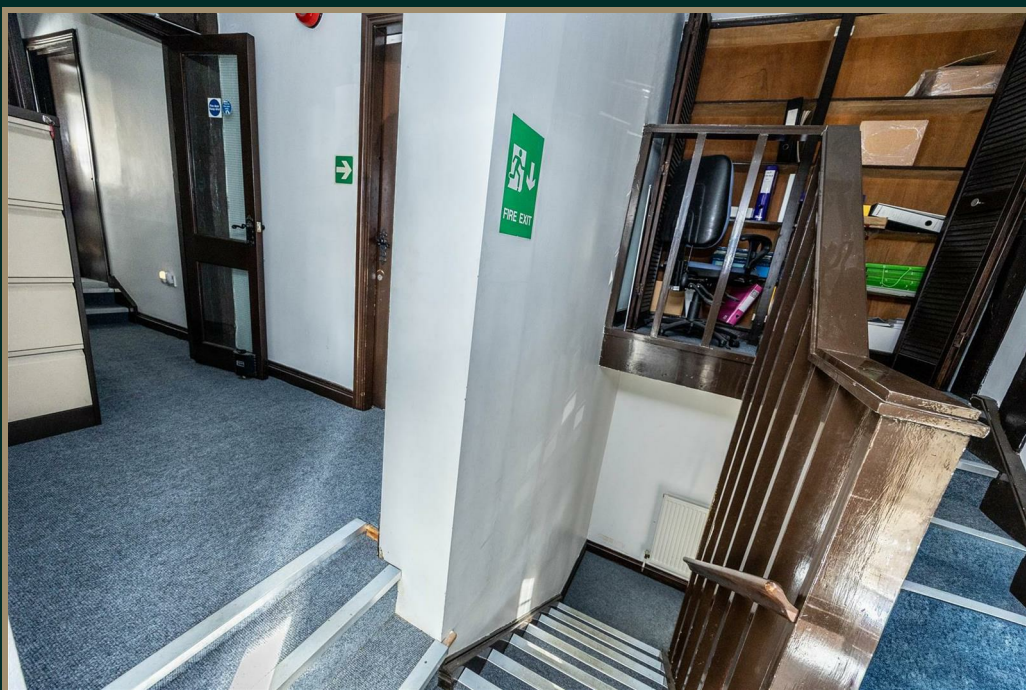
To the rear, the property enjoys a terraced seating area, ideal for outdoor entertaining.

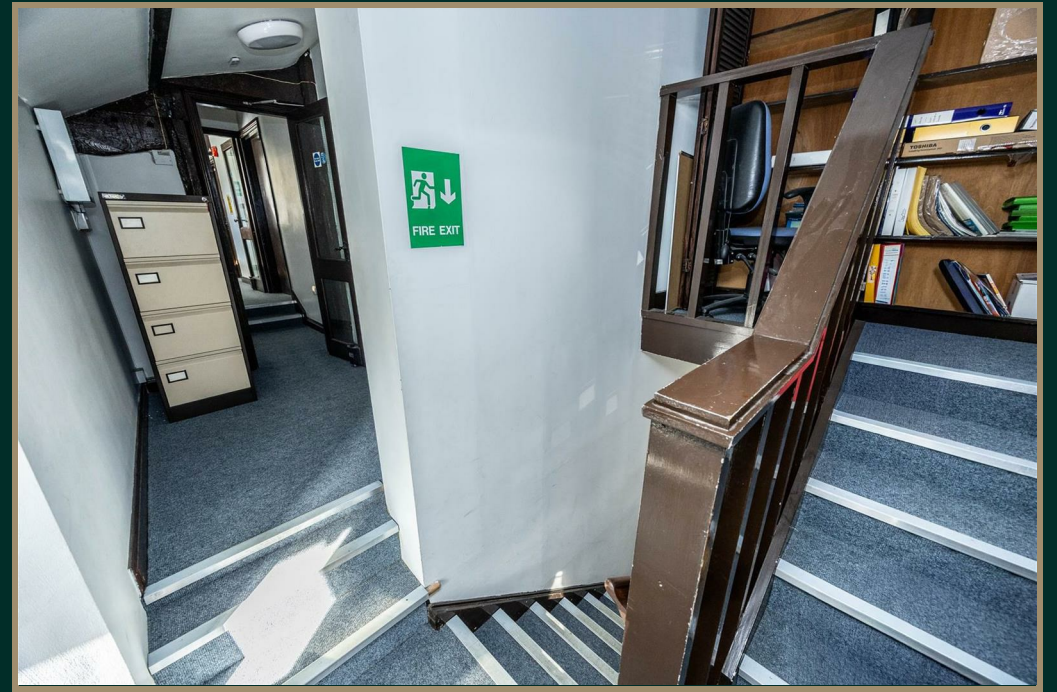
Key Features

- * Grade II Listed Property (circa 1611)
- * Wealth of Period Features Throughout
- * Sought-After Oulton Location
- * Five Bedrooms
- * Two Reception Rooms
- * Kitchen, Shower Room & WC
- * Large Gated Driveway with Ample Parking
- * Private Gardens & Rear Terrace
- * Excellent Development Potential (STP)

Agent's Note

This is a rare opportunity to acquire one of Oulton's most distinctive period properties. *The Nookin* offers immense flexibility for a variety of residential or commercial uses, subject to planning permissions.

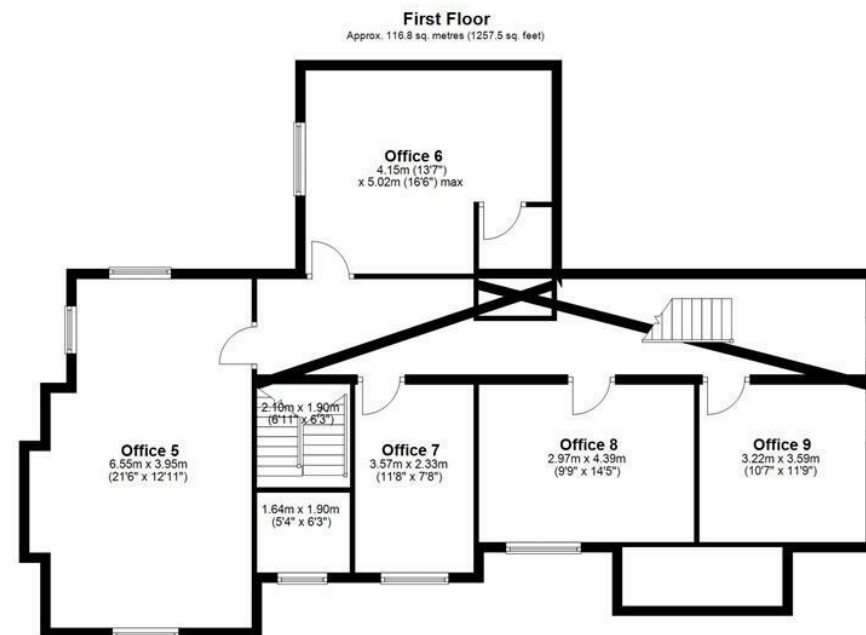
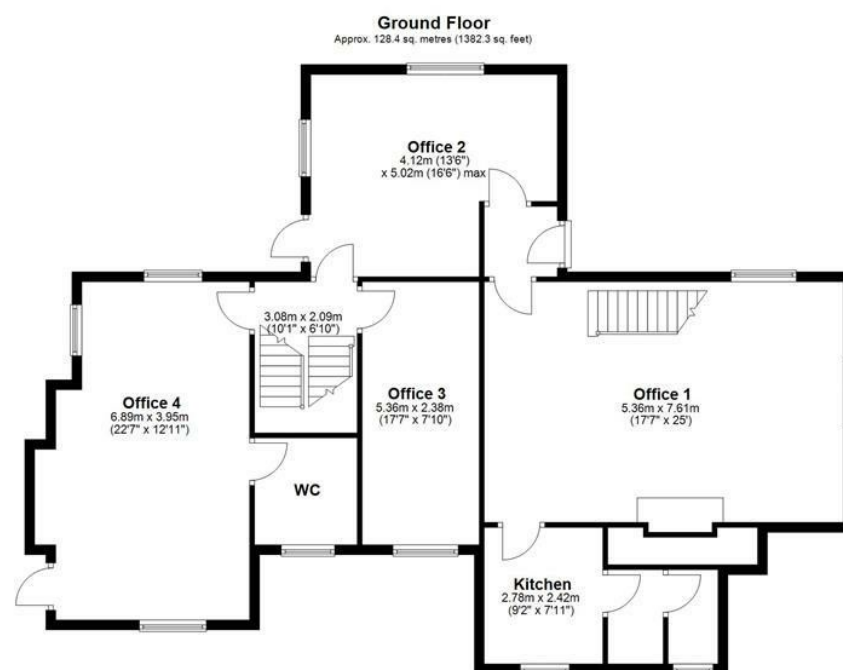












Total area: approx. 245.2 sq. metres (2639.8 sq. feet)



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