Mike Dobson







5 Little Preston Park

Little Preston, Leeds, LS26 8UP

£145,000

5 Little Preston Park

Situated within the charming Little Preston Park Home Estate in Leeds, this delightful park home presents a wonderful opportunity for those aged over 55 seeking a serene living environment. Offered to the market with no onward chain, this property promises a smooth and efficient purchasing process.

The home boasts a spacious reception room, ideal for both relaxation and entertaining guests. With two double bedrooms, each featuring fitted furniture, comfort and practicality are at the forefront. One of the bedrooms benefits from an en-suite shower room, while a well-appointed bathroom with a three-piece white suite caters to the needs of residents and visitors alike.

The fitted kitchen is a culinary delight, equipped with a built-in oven, hob, extractor, and integrated fridge and freezer, making it perfect for those who enjoy cooking. The property is further enhanced by gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year.

Outside, residents can enjoy a communal remote-controlled gated entrance, providing an added sense of security. The property features an open-plan lawned area to the side, complete with a patio and raised rockery, perfect for enjoying the outdoors. Additionally, there is a useful outside store and off-road parking for one vehicle.

This park home is more than just a residence; it embodies a lifestyle choice, offering a peaceful retreat while remaining conveniently close to the amenities of Leeds. Whether you are looking to downsize or seeking a tranquil escape, this property is truly a must-see.









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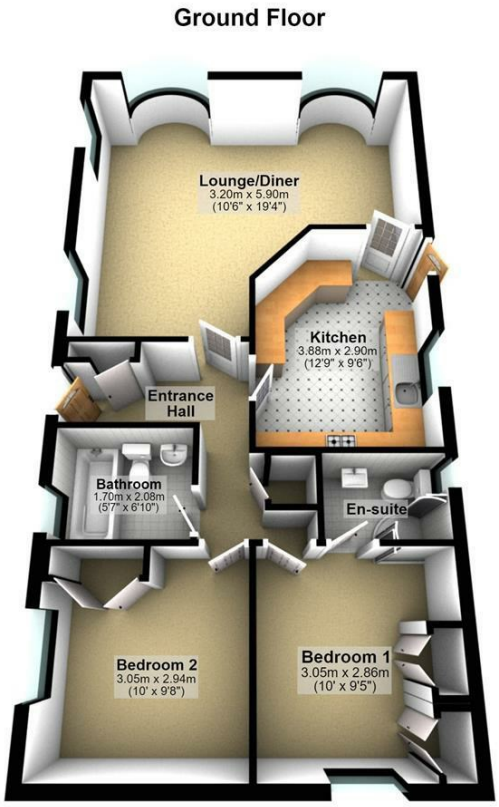








Floor Plan



Total area: approx. 69.7 sq. metres (750.1 sq. feet)

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.

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