



QUEENS COURT,
GREAT PRESTON,
LEEDS, LS26 8DD
£400,000

5 Bedroom House

LINLEY &
SIMPSON

STUNNING INSIDE AND OUT. Available CHAIN FREE is this beautiful, five-bedroom family home. Located down a lovely cul-de-sac in a nice part of Great Preston is this beautiful house with impressive internal and external space. There is a detached garage, downstairs W.C, utility room, five bedrooms, two reception rooms and much more on offer.

Great Preston is the perfect balance between rural and urban. With an ancient history, quiet residential streets, and luscious green fields surrounding including the very nearby nature reserve; why would you ever want to leave this Yorkshire gem? There are local schools for young families close by and a real sense of history throughout the community makes this a very desirable place to live. Just take a walk through this picturesque stone lined village, and see why it is one of the most desirable local treats on offer, but be warned ... once you visit, you will want to live in Great Preston.

Ground Floor

Entrance Hall - Via the lovely front door in this double-fronted house is a welcoming hallway space with easy access to the downstairs rooms. The hallway is a large welcoming space great for removing coats and shoes after enjoying the close by nature reserve.

Living Room - There is an impressive living room located at the front of the ground floor which has natural light from two windows (one front one side facing). There are rear internal French doors leading to the dining room behind but the focal point in this room is a lovely multifuel fire to be enjoyed on cosy winter evenings.

Formal Dining Room - To the rear of the living room and also accessible from the kitchen is the formal dining room. This is a great second reception room and the current owners have it laid out for dining but the space could be used as a play room/ second living room if needed.

Kitchen/ Diner - Although not currently used as one, this kitchen is large enough to fit dining furniture in also. There are tasteful units along two walls including an integrated fridge/ freezer, dishwasher and a gas hob and electric oven.

Utility Room - The utility room is accessed via the front hallway near the kitchen entrance and has plumbing for washing and drying plus extra storage and an external side door.

Downstairs W.C - Something which no family home should be without is the downstairs W.C at the front of the ground floor.

First Floor

Master Bedroom Suite with Dressing Area and En-Suite - The master suite is essentially three rooms on the first floor. The bedroom is a large double bedroom with a front window looking over the open front aspect. There is an open plan wardrobe space which would make a fantastic dressing area, and via the bedroom there is a master en-suite which is a three-piece suite.

Bedroom Four - The fourth bedroom is another good sized double bedroom with a lovely rear garden view. The fourth bedroom is currently used as a guest room and has built in wardrobes within.

Bedroom Five - The fifth bedroom is the smallest in the house, located at the rear of the first floor, but is still a comfortable double bedroom.

House Bathroom - The house bathroom is a tiled three-piece suite comprising of a large bath with over-head shower, toilet and hand basin. The bathroom has been finished to a very good standard with tiling and there is an additional storage cupboard within.

Second Floor

Bedrooms Two and Three - The second and third bedrooms are both very large doubles spanning the full depth of the second floor. This whole floor lends itself very nicely to older children/ teenagers as both are similar in size with their own privacy and a shared second floor bathroom accesses 'Jack and Jill' style from either room.

Second Floor Bathroom - The second floor bathroom serves bedrooms two and three and is a three piece suite.

Externally - This unique house benefits from impressive external space too with off street parking down the side driveway for two/ three cars comfortably, leading to a good sized single garage which can be used for parking also. The rear garden has a 'courtyard' feel to it, being itself enclosed by other gardens it has a nice, private feel to it. There is a large patio adjoining the house and then a tasteful lawned section beyond.

Detached Garage - The detached garage has power and light within with a pitched roof which provides storage above as well as inside.





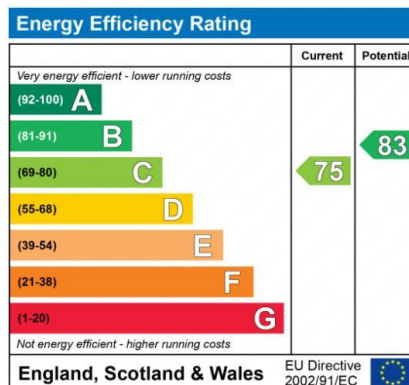
Queens Court, Great Preston, Leeds, LS26

Approximate Area = 1791 sq ft / 166 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Linley & Simpson. REF: 655072



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