



Princess Street | Great Preston | LS26 8GE

£315,000

Ext. Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating B

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\* EXTENDED THREE BEDROOM SEMI-DETACHED PROPERTY \*  
LARGE DINING KITCHEN WITH BUILT-IN APPLIANCES \*  
SITUATED CLOSE TO ST AIDANS NATURE RESERVE \* AMPLE  
OFF ROAD PARKING \*

Immaculate and well presented extended semi-detached house, situated in a sought after location within Great Preston. Built in 2017 by Taylor Wimpey Homes, the property sits on a larger than average and generous sized plot - this property is truly unique for the area. Its location is ideal for those who enjoy green spaces, being positioned not far from St Aidens Nature Reserve and is not directly overlooked to the rear.

The house has been maintained and extended by the present owners, and offers a wealth of contemporary living space. It features three bedrooms, two being spacious doubles with the master bedroom benefiting from built-in wardrobes within a dressing area and a stylish en-suite. The third room is a single bedroom, which also offers good sized accommodation.

The real hub of the home is the open-plan kitchen that is flooded with natural light. It incorporates a large dining space and breakfast bar, and is equipped with modern navy blue units and a range of built-in appliances. Adding to the unique charm of the property, the kitchen also features bi-folding doors that open to the garden, perfect for summer entertaining or al fresco dining.

There are two reception rooms, the lounge which forms part of the extension and a play room - which could be utilised as a snug or office according to the needs of the new homeowners. The family bathroom is well-appointed with a shower-over-bath also.

Externally, the house benefits from a generous well-maintained garden and ample parking spaces for up to four cars. This property is a truly exceptional home offering versatile living in a desirable location. Do not miss this opportunity to secure a piece of tranquility and convenience!

#### Entrance Hall

Built-in storage cupboard, radiator, LVT flooring, stairs to first floor, door to:

#### Lounge 4.80m plus bay x 3.28m (15'9" plus bay x 10'9")

Double-glazed bay window to front, and contemporary style radiator.

#### Play Room 3.40m x 2.11m (11'2" x 6'11")

Double-glazed window to front, radiator, wooden effect laminate flooring.

#### Utility Room 1.68m x 2.08m (5'6" x 6'10")

Base and eye level units with worktop space over, stainless steel sink unit, plumbing for automatic washing machine, space for tumble dryer, radiator.

#### WC

Fitted with two piece suite comprising, pedestal wash hand basin and low-level WC. Extractor fan, tiled splash-back, radiator.

#### Kitchen/Diner 3.45m x 7.87m (11'4" x 25'10")

Fitted with a range of modern navy blue base and eye level units and worktop space over. Underlighting and drawers, one and half bowl sink unit with single drainer and mixer tap, tiled splash-backs, integrated dishwasher, space for fridge/freezer, two built-in eye level electric oven, built-in four ring ceramic hob with extractor hood over, built-in microwave and wine cooler. Double-glazed window to rear, skylight, contemporary style radiator, LVT, bi-fold doors to garden.

#### Landing

Double-glazed window to side, double-glazed window to front, stairs to second floor. Door to:

#### Bedroom 2 3.45m max x 4.27m (11'4" max x 14'0")

Double-glazed window to rear, built-in storage cupboard, radiator.

#### Bedroom 3 3.28m x 2.16m (10'9" x 7'1")

Double-glazed window to front, radiator, wood panelling on walls.

#### Family Bathroom

Fitted with three piece suite comprising panelled bath with drencher style head and shower hand shower attachment over with glass screen, vanity wash hand basin with

storage under and low-level WC, tiled surround, extractor fan, radiator.

#### Landing

Door to:

#### Master Bedroom 6.40m max x 3.18m max (21'0" max x 10'5" max )

Double-glazed window to front, fitted wardrobes in the dressing area and radiator. Door to:

#### En-suite Shower Room

Fitted with three piece suite comprising shower enclosure, wash hand basin and low-level WC. Tiled surround, skylight, and chrome ladder style radiator.

#### Outside

To the front of the property, there is a low maintenance garden with artificial grassed and graveled area. There is off road parking for up to four cars, and a useful external power point. Side gated access leads to a full enclosed rear garden. The rear garden is not directly overlooked, and offers a delightful area in which to relax with a large Indian stone paved patio seating area, which leads to a lawned garden. There is also an additional smaller patio area to the side, and additional area to the side of the property - ideal for a storage area. In addition to the garden, there is a timber garden shed and cold water tap.

#### Agents Note

Please note that there is communal estate management fee, that is reviewed and payable yearly. Exact details to be confirmed via a conveyancer.







These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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