

Mike
Dobson



3 Little Preston Hall Park

Hall Road, Leeds, LS26 8UP

Chain Free £170,000

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**** OVER 55'S PARK HOME ** NO ONWARD CHAIN ****

A rare opportunity has arisen to purchase a two-bedroom park home, designed specifically for the over 55s and located on a pleasant retirement development within the grounds of Little Preston Hall, ideally located with a secure entry system leading to this delightful property. The accommodation briefly comprises: entrance Hall, spacious lounge/diner, fitted kitchen, two double bedrooms and shower room/WC. In addition, the property benefits from PVCu double glazed windows and doors, gas central heating with combination boiler, fitted kitchen with built in oven hob and extractor, two double bedrooms, the main bedroom having a dressing area with fitted furniture and fitted wardrobes to bedroom two and a modern re-fitted shower room with walk in shower, vanity wash basin having double cupboard below and low flush WC. Outside, there is an allocated parking space to the side of the property with established gardens to the side and rear and having a raised decked patio enjoying an open outlook. An early viewing is recommended to avoid disappointment.

We have been advised by the owner a sum of £211 is payable per month which is for the site charge and water rates.





Floor Plan



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.