



**Preston  
Baker**



Estate & letting agents



9 Woodhall Court  
Leeds, West Yorkshire, LS15 9BP

**Offers Over £450,000**

At a glance

5X  | 3X  | 2X  | 2X  | 3X 

[www.prestonbaker.co.uk](http://www.prestonbaker.co.uk)





This beautifully presented, spacious, five bedroom detached family property is situated in the popular Colton area of East Leeds just off Selby Road and the Ring Road.

The local area boasts a great selection of amenities, good schools, regular city centre transport links, sport/leisure facilities and is close to the motorway network making it the perfect property for professional buyers and growing families.

### The property

The substantial family home enters into a bright hallway with an open staircase to the first floor, a ground floor WC and then through into the spacious living room with a window overlooking the front gardens and a feature fireplace.

The fully fitted kitchen has cabinets and worktops to three sides with appliances and includes lots of built in storage and a separate utility room with further worktops and plumbing for further appliances.

The separate dining room is off the kitchen and is open through into a large conservatory with patio doors which lead out into a very private family garden with a lawn, raised decking area and mature hedged borders.

Also to the ground floor is a spacious master bedroom suite with built in furniture, wardrobes and has the benefit of a fully fitted ensuite shower room.

The first floor consists of four bedrooms, two of the bedrooms having the benefit of a Jack and Jill ensuite shower room. Two of the further bedrooms both have fitted wardrobes. Also from the first floor landing is the tiled house bathroom with a white suite including a shower in its own enclosure.

The property has a lawned front garden and has the benefit of an integral garage and driveway providing off-street parking.

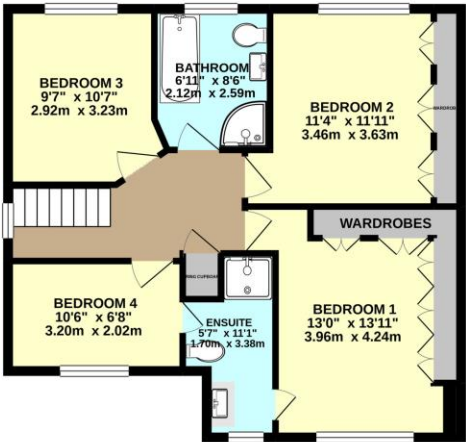
The spacious, light and airy feel to this lovely family home needs to be inspected to be fully appreciated.



GROUND FLOOR  
1144 sq. ft. (106.3 sq. m.) approx.



1ST FLOOR  
655 sq. ft. (60.9 sq. m.) approx.



TOTAL FLOOR AREA: 1800 sq. ft. (167.2 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Tenure

We are advised that the property is available Freehold.





Location



Your notes on the property:

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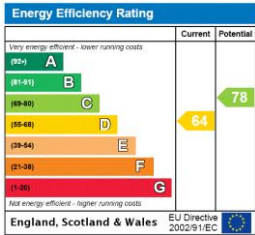


**Preston Baker**  
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EPC graph



Schools, Healthcare and Transport Facilities

For detailed information regarding the local amenities visit:

[www.prestonbaker.co.uk](http://www.prestonbaker.co.uk)

Contained in each listing on our website is information such as the distance to local schools and links to their exam results and last OFSTED reports.

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