



3 Bed  
House - Detached  
located in  
Leeds

£775,000



1 Aberford Road  
Oulton  
Leeds  
LS26 8JR

Nestled on a sought-after, tree-lined street, this exquisite three-bedroom stone-built coach house offers a rare opportunity to acquire a home of exceptional character and quality. Beautifully refurbished and immaculately presented, the property combines timeless architectural charm with high-spec contemporary finishes, all while remaining true to its traditional heritage.

Stunning Three-Bedroom Bespoke Stone-Built Coach House – Immaculate Throughout Nestled on a sought-after, tree-lined street, this exquisite three-bedroom stone-built coach house offers a rare opportunity to acquire a home of exceptional character and quality. Beautifully refurbished and immaculately presented, the property combines timeless architectural charm with high-spec contemporary finishes, all while remaining true to its traditional heritage.

Set behind a private driveway, with separate garage and a well-maintained, secluded garden, this home enjoys both privacy and practicality. Mature trees surround the plot, offering a natural screen and a peaceful setting rarely found so close to major transport links. Internally, the home boasts bespoke fixtures and fittings throughout.

From handcrafted joinery to thoughtfully chosen finishes, each element has been carefully considered. The décor is tastefully neutral, allowing the period features and quality materials to shine. The property is truly ready to move into, with no onward chain, making it an ideal choice for discerning buyers.

The ground floor benefits from a wet underfloor heating system, ensuring comfort throughout the seasons. Elegant hardwood, double-glazed windows provide warmth and charm, while letting in an abundance of natural light. The layout offers generous living and entertaining spaces, complemented by modern yet classically styled bathrooms and a bespoke kitchen designed for both function and aesthetic appeal. Located close to both Leeds and Wakefield, with excellent motorway and rail links nearby, this property is ideal for commuters. It also benefits from access to highly regarded local schools and amenities, making it perfect for families or professionals alike.

Living Room  
13'5" x 17'7"

Solid hard wood flooring and under flooring heating. A feature open fire place with limestone surround and hearth. Book shelving, wall lights, picture rails and spotlights to the ceiling.

Kitchen / Lounge  
29'8" x 17'7"

Open plan dining area. A fitted English heritage kitchen, which was bespoke and hand made in Burr Oak. Fitted by Peter Thompson of York. Truly elegant with a complimentary Corian worksurface to the central island, which incorporates twin sinks with stainless steel bottoms and a traditional mixer tap. Integrated NEFF dishwasher. The AGA cooker has four ovens and 6 gas rings and is houses into the units with a built-in extractor fan above. There are also an additional NEFF oven and a microwave grill and a Kenwood fridge freezer. Downlights to the ceiling. Jerusalem limestone flooring with under flooring heating. There are two hardwood double glazed French doors. One leading out into the courtyard. The other into the conservatory. There is a door under the stairs leading to a large storage cupboard. Timber banister and stairs leading to the first floor.

Conservatory  
13'4" x 10'1"

With a glass roof, double glazing throughout and bench construction. Ceiling fan and Jerusalem limestone flooring. Access to the rear utility.

Pantry  
8'2" x 8'3"

Pantry Limestone flooring and wall units. House boiler and house utilities.

Utility Room  
8'2" x 12'1"

Timber framed side access door wall and base kitchen display units, with complementary timber work surfaces over and under mounted ceramic Belfast sink. Stainless steel mixer tap, plumbing for washing machine and a tumble dryer. Space for fridge freezer. Jerusalem limestone tiled flooring and downlights to the ceiling.

Hallway  
4'8" x 7'

With access to the conservatory, office store, WC and utility room. Limestone flooring. Downlights to the ceiling.

WC  
3'3" x 6'11"

Floating Wc with a push flush. Bowl sink with a mixer tap and vanity table below. Fully tiled limestone walls and flooring. Extractor fan.

Office  
8'4" x 8'4"

Room Lockable storage room/office with tiled limestone flooring.





#### Landing 13' x 9'5"

A generously proportioned landing area with useful linen cupboard.

#### Bedroom

With bespoke built-in fitted wardrobes full length of the property. Gas central heated radiator, timber framed and double glazed window roof Velux windows and wall lights. Access to the en suite.

#### Bathroom

Shower cubicle, sink with a mixer tap and toilet with push flush. Gas central heated radiator. Travertine tiles to both walls and flooring. Downlights, extractor fan and roof Velux window.

#### Bedroom

Timber framed double glazed window to the front elevation. Velux window and access to the ensuite shower room.

#### Bathroom

Ensuite with a glazed glass partition, feature wall mirror incorporated into the tiling. Sink with a mixer tap and vanity below. Bidet and toilet. Downlights and extractor fan to the ceiling with a roof Velux window. Gas central heated radiator.

#### Bedroom

With Velux window, storage cupboard/wardrobe access to the dressing area and access to the ensuite shower room. Has central heated radiator. Dressing area Spotlights to the ceiling.

#### Bathroom

Chrome heated designer towel rail, floating toilet with push wall flush, bidet, sink with mixer tap, walk in shower cubicle with wet room style flooring. Fitted mirrors into the wall alcove and storage cabinet. Downlights to the ceiling and wall tiling.

#### Garage

Garage Power and light. Electric up and over folding door.

#### Exterior

The gardens to this property are mainly to the side of the house. They are lawned and are tree lined with a stone wall for privacy. There is a courtyard also which has double timber gates and with Indian stone laid patio areas. There is a wishing well to add to the property character and bedding areas and a water feature



Properties of this calibre and in this location rarely remain on the market for long. Early viewing is highly recommended to appreciate the full charm, quality, and lifestyle on offer.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
2064 ft<sup>2</sup>  
191.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFES360

| Energy Efficiency Rating                    |           |                         |
|---|-----------|-------------------------|
|   | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           | <b>81</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>72</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

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