



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION





# The Goldings, 70 Leeds Road,

Guide Price  
£1,950,000



Located in the picturesque and sought-after village of Oulton, this seven-bedroom detached family home offers a rare blend of opulence, sophistication, and functionality. Every detail of this remarkable property has been designed by the current owner, commissioning some of the most sort after interior designers in the country, making it a truly regal residence.



Located in the picturesque and sought-after village of Oulton, this seven-bedroom detached family home offers a rare blend of opulence, sophistication, and functionality. Every detail of this remarkable property has been designed by the current owner, commissioning some of the most sort after interior designers in the country, making it a truly regal residence. From the moment you arrive, the grand electric gates create a lasting impression, offering both privacy and security. Beyond the gates, the property's breathtaking design becomes immediately apparent. The entrance hall welcomes you with gleaming marble floors, flanked by magnificent marble pillars to your right and a striking sweeping mirrored staircase to your left. This stunning space sets the tone for the rest of this palatial home, showcasing its exquisite design and attention to detail. To the right of the entrance hall lies a spacious living and dining area, perfect for both hosting guests or enjoying family time. Hidden behind a façade of mirrors and ornate coving, lies a luxurious study; featuring an air of sophistication and a touch of intrigue with its concealed bookcase door, leading to a well-appointed guest w.c. At the heart of the home lies a dining kitchen comprising a range of cupboards and draws with integrated appliances and benefitting from additional access to a utility room with a washing machine and tumble dryer. This space adds a touch of practicality, making it ideal for day-to-day living as well as special occasions. The beautifully appointed lounge, located to the left of the entrance hall, features meticulous design and craftsmanship. Detailing elegant ornate plaster, hand painted, marbled, and gilded by Rainford interior design centre. At the epicentre of this room lies a genuine hand carved marble fireplace, surrounded by bespoke furnishings. A regal yet inviting retreat, this sumptuous space exudes charm and warmth, making it the perfect spot to unwind in style. The property's grandeur permeates the first floor, where five of the main home's bedrooms are located. This floor also includes a house bathroom and a private en-suite, offering comfort and convenience for all residents.

The second floor at The Goldings elevates the homes offerings, providing a sanctuary of relaxation and entertainment. A fully equipped cinema room, sauna, and shower room create the ultimate space for wellness and leisure, ensuring there is something for everyone to enjoy. In addition to the main house, this property boasts two converted apartments, ideal for extended family or guests, both of which provide additional self-contained accommodation as private quarters or potential rental opportunities. This unique part of the property has allowed the current vendor financial fulfilment from Airbnb; due to its close proximity to Oulton Hall. Outside, the home's grounds are nothing short of spectacular. The rear garden is a tranquil retreat. Laid to lawn in the main, with a range of well stocked herbaceous borders containing a wealth of different plants and foliage; all fully enclosed by mature hedging and trees. York stone flagged patio area, accessed through the French doors off the marble lounge; provides ideal opportunity for alfresco dining or entertaining guests. Adding to the home's charm is a stylish summerhouse, currently used as a bar, which can be customized to suit the owner's unique needs. The summerhouse overlooks a large pond and cascading, waterfall.

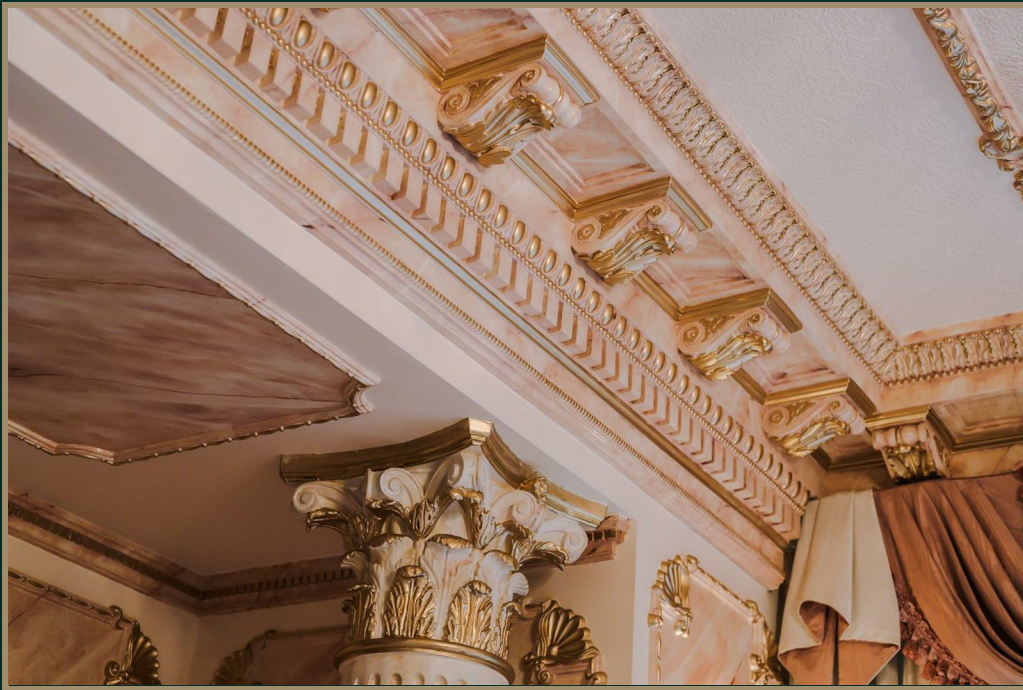
Located in the charming village of Oulton, this home offers the perfect balance of tranquility and convenience. Oulton is known for its picturesque surroundings, excellent schools and friendly community atmosphere. With easy access to M1, M62, A1, Leeds/Wakefield city centres and the wider Yorkshire region; The Goldings provides an idyllic lifestyle for families and professionals alike.

ADDITIONAL INFORMATION

- Council Tax: G
- EPC: D
- Tenure:Freehold
- Parking:Off Road Parking







#### UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

#### AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





















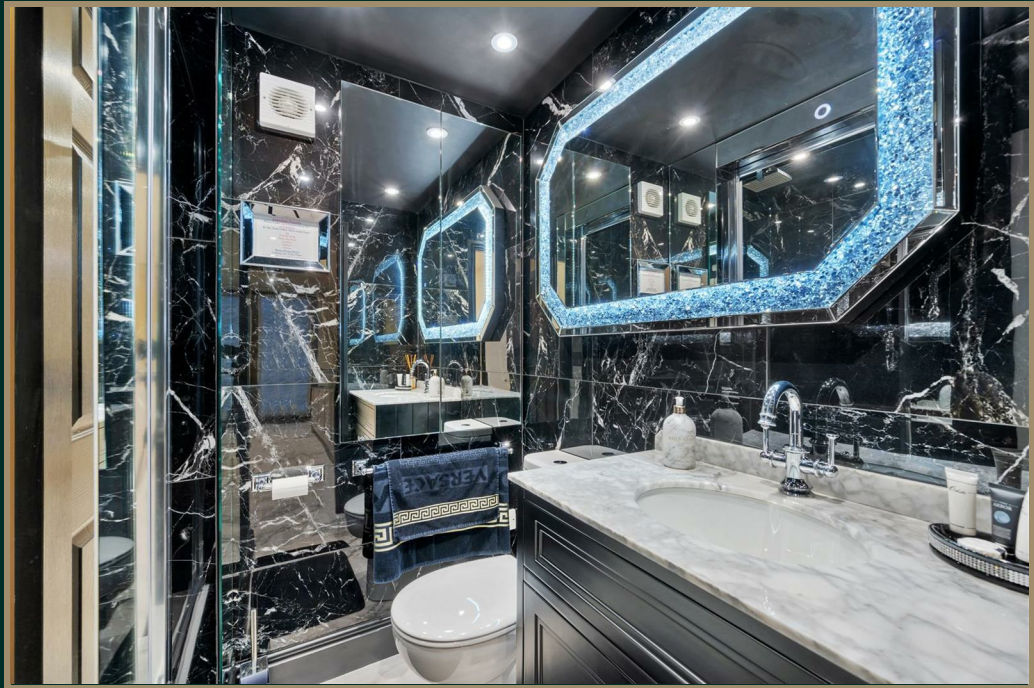




















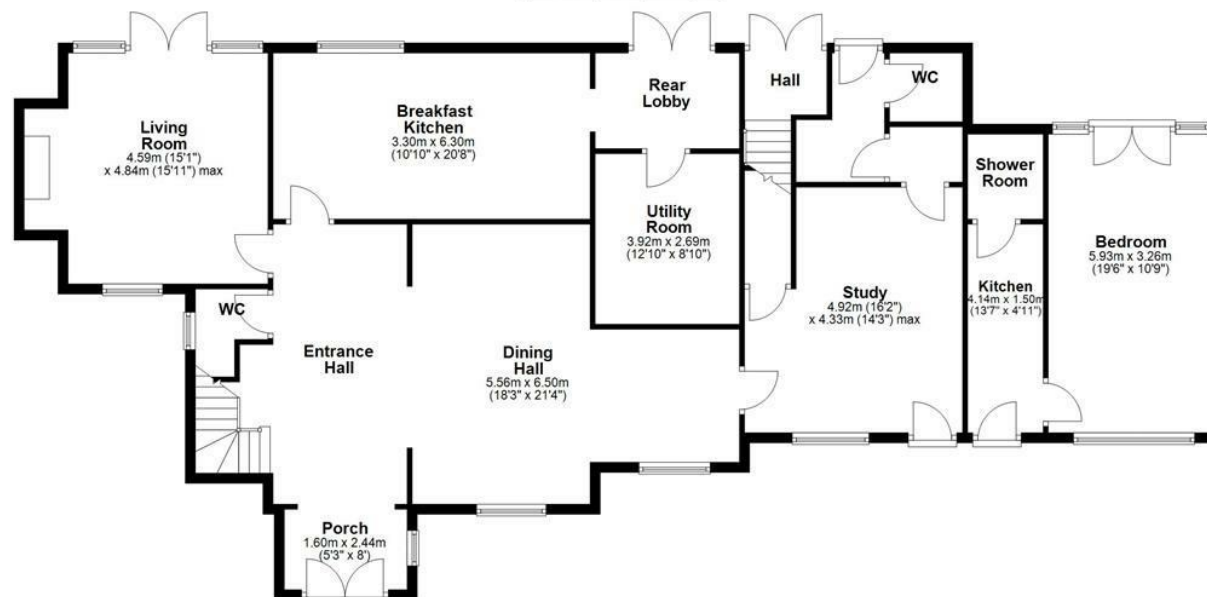






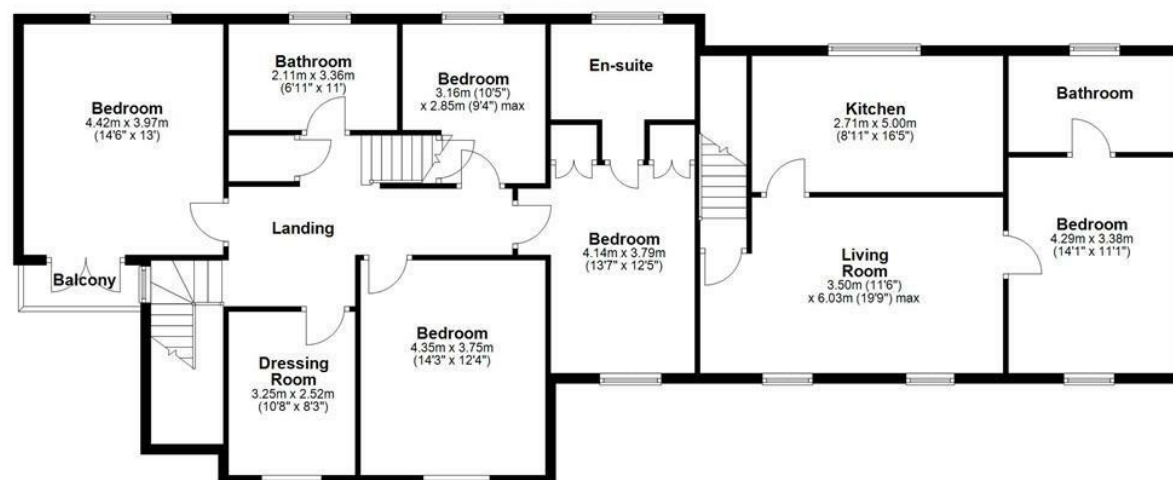
### Ground Floor

Approx. 175.0 sq. metres (1883.3 sq. feet)



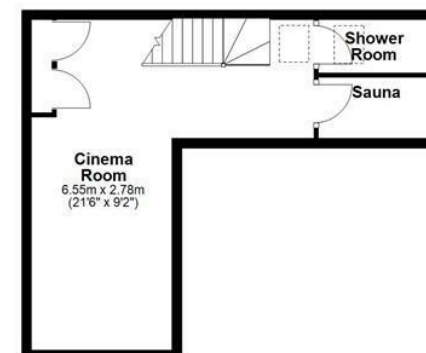
### First Floor

Approx. 161.5 sq. metres (1738.0 sq. feet)



### Second Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 366.9 sq. metres (3949.4 sq. feet)





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To view The Goldings, 70 Leeds Road, Oulton,  
Leeds  
Call 01484 432 773