



YORKSHIRE'S  
**FINEST**  
HOMES COLLECTION





# The Nookin, Leeds Road, Oulton,

Offers In The Region Of  
£900,000

- Detached
- 5 Bedrooms
- Generous Gated Driveway – Parking for 12–15 Vehicles
- Private Front Garden & Rear Terraced Seating Area
- Prime Oulton Location – Sought-After Residential Area
- Full of Original Period Features

Yorkshire's Fine Stuff are delighted to offer a unique opportunity to acquire The Nookin — A charming and characterful Grade II listed property dating back to 1611, situated in the highly sought-after area of Leeds.

Currently operating as a commercial premises, The Nookin offers exciting potential for conversion (subject to the necessary consents) into a unique and atmospheric private residence. Its rich heritage, distinctive architecture, and timeless character provide the perfect foundation for creating a home of exceptional individuality and appeal.





The Nookin, Leeds Road, Oulton, Leeds LS26

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Currently utilised as office accommodation, this exceptional property offers outstanding potential to be converted into a spacious family residence or divided into multiple dwellings. (subject to the necessary planning consents).

### Entrance

The property is entered via a traditional entrance door leading into the hallway, with doors providing access to two reception rooms.

### Reception Rooms

#### Main Reception Room

A generous and welcoming space featuring carpeted flooring, an attractive angled fireplace, and exposed beams that highlight the property's period character. A window to the front allows natural light to flood the room. Stairs lead to the first-floor accommodation.

#### Second Reception Room

Another well-proportioned room offering versatile use as a sitting room, dining room, or further office space.

#### Kitchen

The current kitchen area is fitted with a range of, floor-mounted storage units, stainless steel sink with mixer tap, and windows overlooking the rear. A door provides access to the shower room and downstairs WC.

#### Shower Room & WC

Comprising a shower cubicle, low-level flush WC, and







corner wash basin with mixer tap.

### First Floor

The first-floor landing benefits from carpeted flooring and provides access to five individual bedrooms, each with their own character features including exposed beams and fireplaces.

### Outside

To the front of the property lies a substantial parking area with space for 12–15 vehicles, accessed via private gates. There is also a private lawned garden area and provision for a garage.

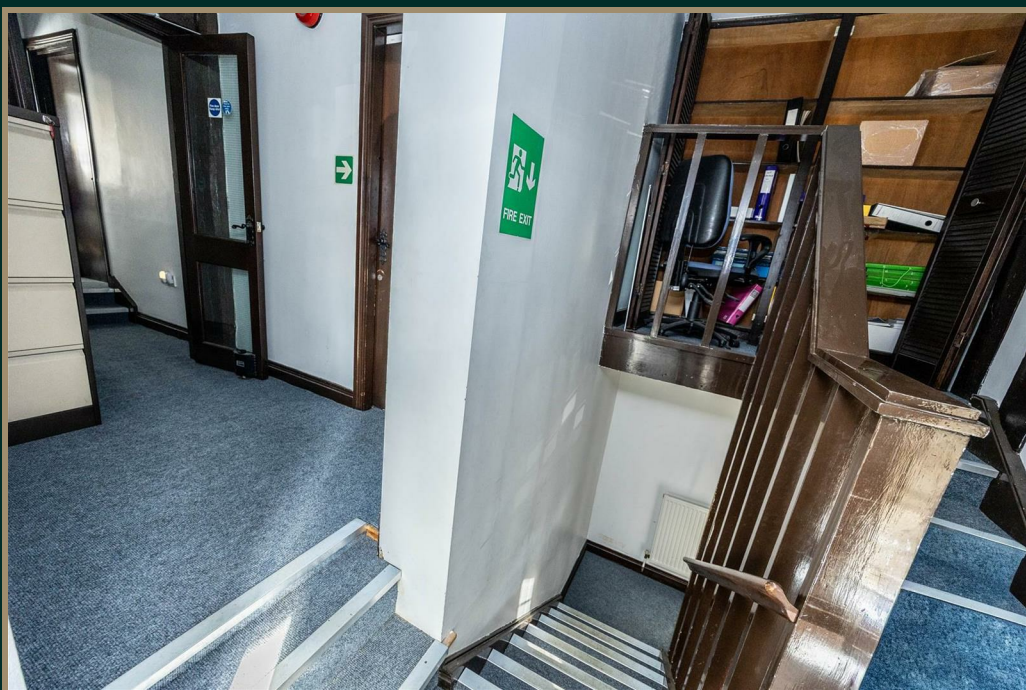
To the rear, the property enjoys a terraced seating area, ideal for outdoor entertaining.

### Key Features

- \* Grade II Listed Property (circa 1611)
- \* Wealth of Period Features Throughout
- \* Sought-After Oulton Location
- \* Five Bedrooms
- \* Two Reception Rooms
- \* Kitchen, Shower Room & WC
- \* Large Gated Driveway with Ample Parking
- \* Private Gardens & Rear Terrace
- \* Excellent Development Potential (STP)

### Agent's Note

This is a rare opportunity to acquire one of Oulton's most distinctive period properties. \*The Nookin\* offers immense flexibility for a variety of residential or commercial uses, subject to planning permissions.











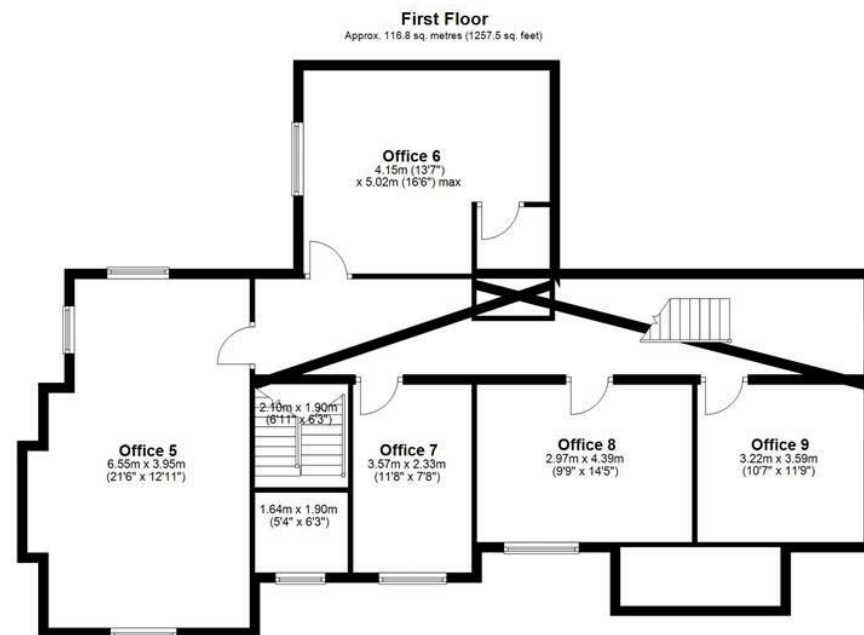
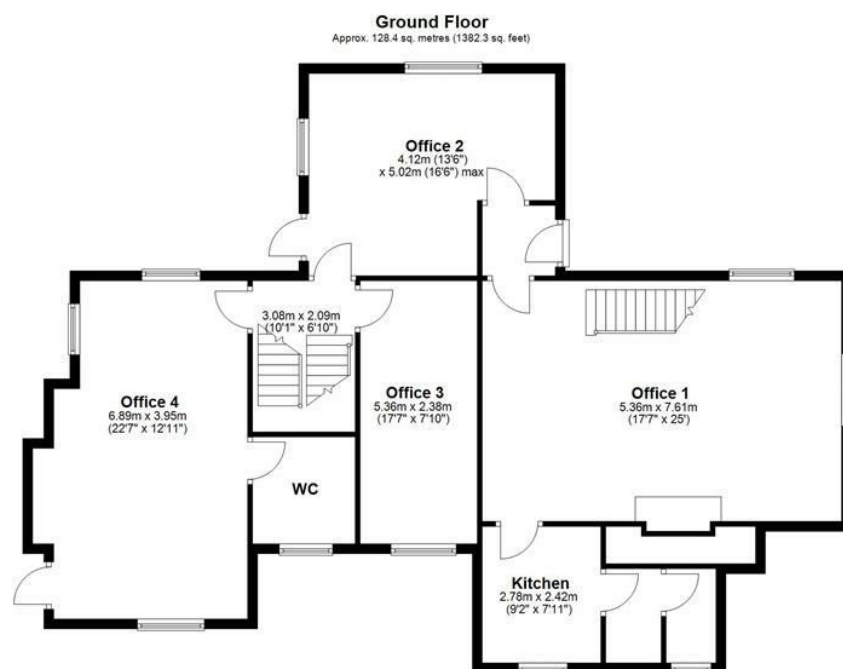












Total area: approx. 245.2 sq. metres (2639.8 sq. feet)





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To view The Nookin, Leeds Road, Oulton, Leeds  
Call 01484 432 773  
Email [sales@yorkshiresfinest.co.uk](mailto:sales@yorkshiresfinest.co.uk)