



107
LEEDS ROAD



Proudly set amidst the imposing period homes along the most prestigious street in Selby, discover the period charm, warmth and character of No. 107, Leeds Road.



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Prestigious Settling

Owned by the same family for over three generations, No. 107, Leeds Road, dates back to 1912, retaining among its original features stunning stained-glass windows.

To the front, ample parking is available on the block paved driveway, with further space in the detached garage.

A handsome, gable-fronted home, make your way to the main entrance, where a glazed porch offers a light and bright arrival.

Make your way through into the entrance hall, where the high ceiling and original woodwork hint at the heritage of the home. Light, bright and spacious, the warm welcome is instantly felt.



Period Charm

Turning left, make your way through to the sumptuously sized sitting room, dressed in striking yet subdued hues of green, which borrow from the tones found in the stained-glass of the handsome bow window overlooking the garden.

Hunker down in front of a roaring open fire, set within a beautifully carved surround, and embrace the cosy warmth of this room during the winter months.

Across the entrance hall, make your way through into the dining room, also flourished with light courtesy of a broad bow window to the side. Detailing to the walls and cornicing adds a formal feel, making this a fantastic room for hosting dinner parties and festive meals at Christmas. Warmth flows from the gas fire.

Continuing ahead from the front door, along the entrance hall discover storage beneath the stairs on the left, opposite a cloakroom, elegantly furnished in Royal Doulton sanitaryware.



Heart of the Home

Make your way through to the heart of the home, the spacious breakfasting kitchen, styled in contemporary fashion with Oak and Granite worktops above the cream fitted cabinetry, offering an abundance of storage. Oak flooring extends underfoot, with olive green and cream shades to the walls.

Fully fitted with a Bosch oven, induction hob and extractor hood, there is also space for an American-style fridge freezer alongside a walk-in pantry.

Enjoy your breakfast at the table, with views over the garden. In summertime throw open the French doors and enjoy coffee and cake alfresco on the spacious patio overlooking the verdant garden.

Entertaining Haven

Beyond the kitchen, doors open into the garden room, a soothing space dressed in sophisticated cocoa-plum tones. Oak flooring flows underfoot, with multiple windows looking out to the garden, easily accessed via French doors. Spacious and bright, this light-filled room is ideal for entertaining or relaxing with a book.

Returning to the entrance hall, take the stunning staircase up to the large landing on the first floor.

Arrive at bedroom two, overlooking the front of the home, a bright room, carpeted underfoot and with a large stained-glass feature window.

Neighbouring bedroom two, arrive at the fifth bedroom, a cosy single bedroom ideal as a nursery or ironing room.





Soak & Sleep

Next door, bedroom three is awash with light, flowing in through leaded windows to the front and side. Dressed in regal purple tones, with cream carpet, this spacious bedroom offers plenty of space for wardrobes and chests of drawers.

Returning along the landing, refreshment awaits in the Villeroy and Boch family bathroom, furnished in a contemporary fashion with large bath, wash basin with fitted storage and worktops, WC and heated towel radiator. This fully tiled bathroom also comes replete with a walk-in, wet-room shower and underfloor heating.

Next, bedroom four is ideal as a guest bedroom or even an office, for those looking to work from home.





Master Suite

Privately tucked away to the rear, make your way to the master suite, where soft biscuit-toned carpet extends underfoot and wide windows frame views over the garden. With ample space for a super-king-size bed, fitted wardrobes provide plentiful storage space, whilst beyond, refreshment awaits in the ensuite.

Tiled in slate shades underfoot and sandy tones to the wall, this spacious room features a large vanity-unit wash basin, WC and enormous walk-in shower.





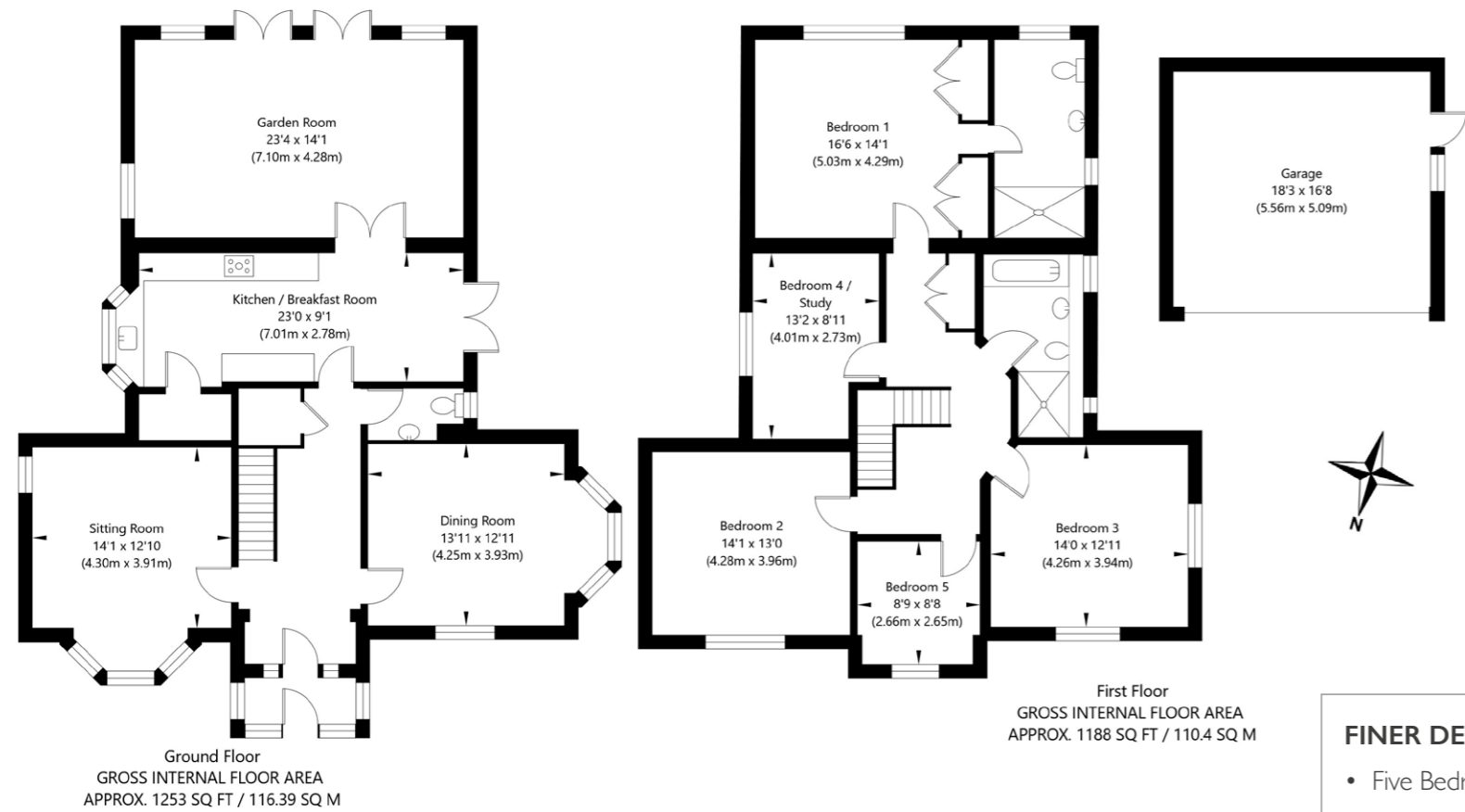
Leafy Oasis

Nestled in gardens stretching to just under 0.5 acres, a large patio extends from the garden room; ideal for alfresco dining, barbecues and entertaining throughout the summer months.

Step down to the large garden, mainly laid to lawn and edged in mature borders brimming with planting. Ideal for families, this safe and secure garden has lockable gates leading to the front to both sides of the main home.

Grow your own in the greenhouse, tend the roses and simply enjoy the peace and tranquility of this garden oasis in the centre of the historic market town of Selby.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2441 SQ FT / 226.79 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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FINER DETAILS

- Five Bedroomed Detached Period Home
- Built in 1912 with Original Stain-glass Windows
- 0.5 Acre
- Gas Combi Boiler
- Solar Panels
- Detached Double Garage
- Council Tax Band 'F'
- EPC Rating 'D'



On Your Doorstep

Wrapped up in the peace and privacy of your own extensive garden and grounds, yet all the comfort and convenience of the historic market town of Selby awaits at your fingertips.

Only a stone's throw from the nearby Rugby Club, Cricket Club and Archery Club, there are so many societies and clubs to involve yourself in should you wish. Follow the hedged lane - easily accessed from the side of the home - to arrive at a private Tennis Club.

Convenient for commuting, No. 107 is based on Leeds Road, the most prestigious street in Selby, and leads out towards many neighbouring villages and on to the A1.

Families are perfectly placed, with Leeds Road Children's playpark within easy walking distance and a number of primary schools in Selby. Selby High School is also located along Leeds Road, within walking distance.

Walk into Selby and browse the shops, supermarkets and boutiques, before catching the bus back - there is a handy stop just a few metres from the home.

From the bus station in the centre of Selby buses run to York every 15 minutes, with trains running every 30 minutes to York and Leeds and direct train connections within two hours to London.

For the rare opportunity to own a grand, spacious, warm and welcoming home on one of the most sought-after streets in Selby, don't miss out on the chance to view No. 107, Leeds Road.

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107 Leeds Road, Selby, North Yorkshire YO8 4JG



Please note that the property is bought subject to an overage agreement for a period of 25 years which becomes payable when a change of use is obtained in respect of the property. The Overage Payment is 25% of any increase in value following every change of use.



To View 107 Leeds Road
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