



Leeds Road, Selby

Offers Over £340,000



Leeds Road

Selby

- No Onward Chain
- Extended Three Bed Detached House
- Large South Facing Rear Garden
- 144 Sq. M./ 1555 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating.
- Broadband: FTTC. Mobile: 4G
- Mains Water Supply. Mains Sewerage
- FREEHOLD
- EPC Rating 'D'
- Council Tax Band 'C'



Welcome to Leeds Road, Selby arguably one of the most desirable locations in this popular Town. This extended three bedroomed semi-detached house with large South facing garden is offered with no onward chain.

As we approach the front door of the property you walk through the electric front gates and across the substantial driveway (the current owners have had up to five vehicles parked at once) meaning there will be no issues with off road parking needs at the property.

Through the front door there is a useful inner porch and to the right is the generous living room with dual windows including a large bay window perfect for an arm chair or sofa to sit next to the feature gas effect fire. There is also a useful storage cupboard in the living room.

From the living room we move through to the dining kitchen - the heart of this lovely home. With plenty of worksurface and cupboard space for the keenest of cooks. There is room for a large table perfect for Family meal times as well as a multi-fuel burner making a striking feature in the kitchen.

There is also a large garden room completing the ground floor accommodation with French doors out into the impressive garden. There is a ground floor w.c. accessed from the garden room as well as another storage cupboard.



Upstairs the Master bedroom is at the front of the property with large window to allow light to flood the room as well as plenty of space for large wardrobes. Bedroom two is also a good size double bedroom and along with bedroom three are situated at the rear of the property over looking the garden.

The Family bathroom consists of four piece bathroom suite.

Externally to the rear of the property is the large South facing private garden with paved and lawned areas to make the most of those sunniest of days. There is also a large outbuilding which could be used as an office/workshop etc. Also included is the impressive 'Pub' at the bottom of the garden which could also be used as an office or home business etc or just enjoy a drink and a game of pool (as the table will be included)

Situated within walking distance of Selby Town Centre and Selby High School, the property benefits from a range of excellent amenities and convenient transport links.

Don't miss out on this fantastic opportunity to own a spacious three-bedroom house in Selby. Contact us today to arrange a viewing and make this your dream home.









Ground Floor



Approximate total area⁽¹⁾

144.54 m²

1555.81 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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