



Selby Road | Halton | LS15 0PS

£275,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating D

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*** WELL MAINTAINED THREE BEDROOM SEMI-DETACHED HOUSE * NO CHAIN - SOUTH FACING GARDEN ***

Viewing is essential to appreciate the standard of the accommodation for sale in this three bedroom semi-detached house. Having had the same family ownership for over 50 years the house has been lovingly cared for and maintained and offers ready to move into accommodation. In need of some modernisation to suit younger tastes the house provides an excellent location for a growing family and scope to extend and grow with you!

The accommodation comprises; entrance hall, living room, dining room, conservatory and kitchen to the ground floor. To the first floor are two double and one single bedroom along with the family bathroom. Outside there is ample off road parking, garage and a long south facing rear garden.

Set in the ever popular district of HALTON the house is placed well to enjoy local facilities at Halton shopping district, further afield there is Crossgates shopping centre and Colton retail park. Ideal for the commuter with easy access to the M1 North motorway network and main arterial roads such as the A63 and A6120 Ring Road and within easy distance of Crossgates railway station with regular trains to Leeds city centre.

*** Call now to arrange your viewing ***

Ground Floor

Entrance Hall

Enter through a hardwood entry door with stained glass panels and side panels. Oak styled panelling to two walls and central heating radiator. Cloaks cupboard and a staircase rising to the first floor.

Living Room 3.43m x 3.58m (11'3" x 11'9")

Flooded with light from the bay window there is a wall mounted gas fire (currently not connected) and a central heating radiator.

Dining Room 3.68m x 3.58m (12'1" x 11'9")

A second spacious reception room with a focal fireplace incorporating a coal effect living flame gas fire (currently not connected). A central heating radiator and double-glazed French doors which open to:-

Conservatory 2.95m x 2.95m (9'8" x 9'8")

A great additional space to sit and enjoy views of the large rear garden. Of PVCu double-glazed construction with a poly-carbonate roof. A door gives direct access to the patio area and garden beyond.

Kitchen 3.48m x 2.03m (11'5" x 6'8")

Fitted with a range of white wall and base units with complimentary work surfaces over. Inset 1 1/2 bowl composite sink with drainer and mixer tap. Cooker point, space and plumbing for a washing machine and double-glazed window overlooking the rear garden. A traditional pantry cupboard offers extra storage and houses the utility meters. A hardwood entry door gives access to the side and driveway.

First Floor

Landing

Window to the side elevation and hatch giving access to the roof space.

Bedroom 1 3.45m x 3.58m (11'4" x 11'9")

A double bedroom fitted with a range of wardrobes providing hanging rails and storage solutions, there is a central heating radiator and a double-glazed bay window overlooking the front garden.

Bedroom 2 3.68m x 3.58m (12'1" x 11'9")

A second double bedroom again with fitted wardrobes to one wall. Central heating radiator and double-glazed window to the rear.

Bedroom 3 2.52m x 2.03m (8'3" x 6'8")

A single bedroom with a fitted wardrobe, central heating radiator and a double-glazed window to the front.

Bathroom

Tiled in ceramics and fitted with a four piece suite which comprises;- panelled bath, a separate walk in shower cubicle, a hand wash basin with vanity storage and a low flush w.c. Central heating radiator and a double-glazed window to the rear.

Exterior

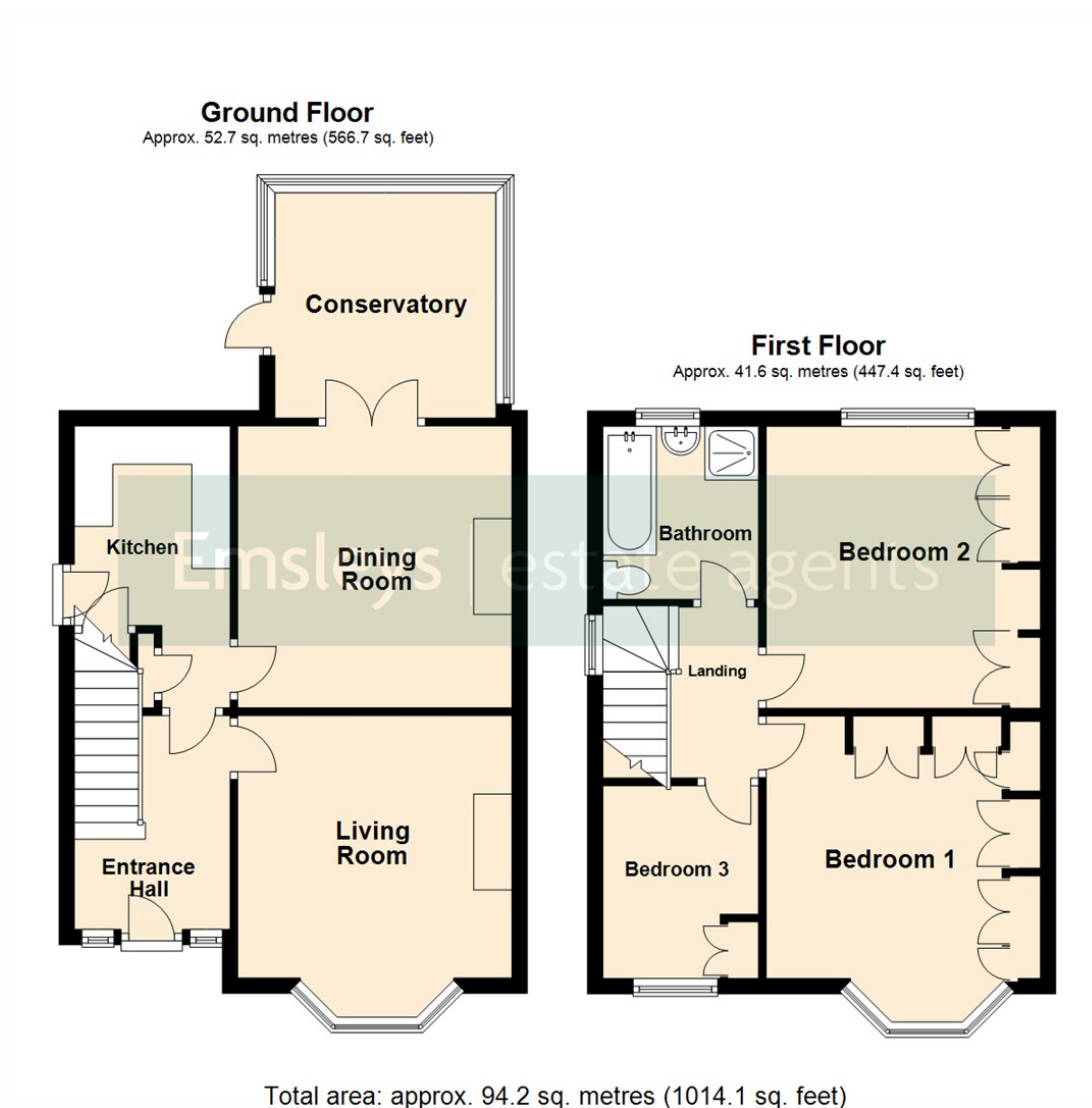
The property is accessed to the front where the paved

driveway offers ample off road parking. The driveway continues to the side and is enclosed with driveway gates and leads to the garage which has power and offers great storage. There is a long south facing rear garden which must be viewed to be appreciated. Mainly laid to lawn the garden offers a degree of privacy with mature borders and trees.

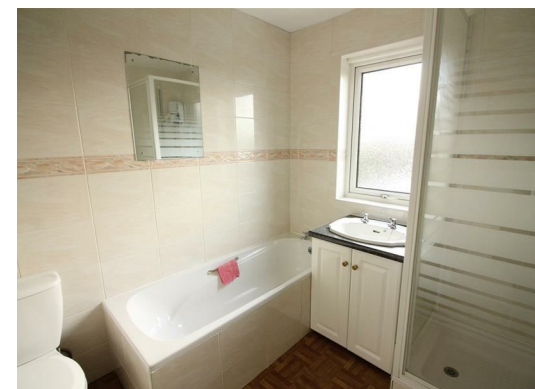
Directions

Leave Crossgates on Austhorpe Road, turning left at the traffic lights on to Station Road. Proceed straight on to the Colton Village roundabout and then take the third exit on to the A63 Selby Road. Continue where the property can be found on the left hand side just before Temple Moor High School.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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