



Selby Road | Whitkirk | LS15 9AN

£230,000

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

Emsleys | estate agents

*** POPULAR AREA CLOSE TO TEMPLE NEWSAM ESTATE *
SOLD WITH NO CHAIN * GARAGE & SOUTH FACING REAR
GARDEN ***

Emsleys Estate Agents are delighted to offer for sale this three bedroom property in the popular area of Whitkirk. The property is within easy walking distance of Temple Newsam country estate and benefits from PVCu double-glazing and gas central heating. This property has been well cared for and will appeal to young families or first time buyers looking to put their own stamp on their own home.

In brief the accommodation comprises; entrance porch, 'L-shaped' living/dining area and kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom. Outside you will find off road parking to the front leading to the attached garage and to the rear an enclosed garden.

The location is unparalleled, being adjacent to fantastic transport links via the M1 motorway networks giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links on Selby Road and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Within walking distance there is a the new and exciting shopping and leisure complex at 'The Springs' which is complete with an Odeon cinema and M&S Food Hall. Sainsburys supermarket is nearby at the ever popular Colton retail park and with Crossgates just a short drive away you will be spoilt for choice with a range of shops, banks, cafes and bars. For leisure look no further than Temple Newsam Country park - complete with a stately home, visitors farm and 'Go-Ape' adventure park.

*** Call now to arrange your visit ***

Ground Floor

Entrance Porch

Entry is through a double-glazed PVCu door. Plenty of space here for coats and shoe storage and useful for muddy paws and pushchairs!

Living Room 3.56m x 5.26m (11'8" x 17'3")

A spacious, open plan living area laid with wood grain

effect laminate flooring which continues into the dining area. Central heating radiator and double-glazed window to the front. A staircase rises to the first floor.

Dining Area 3.20m x 2.76m (10'6" x 9'1")

Ample space for a family dining table and chairs with sliding patio doors giving direct access to the rear garden. Central heating radiator.

Kitchen 3.20m x 2.40m (10'6" x 7'10")

The kitchen is fitted with shaker style wall and base units in a light wood grain finish with work top surfaces over. There is a built under electric oven with ceramic hob and extractor hood over, a stainless steel one and half bowl sink with drainer and mixer tap, a plumbed space for a washer, dishwasher and for a tall fridge/freezer. A pantry cupboard allows for further storage of household utility items etc. A double-glazed window overlooks the rear garden and a PVCu entry door gives access to the side and rear garden.

First Floor

Landing

With a double-glazed window to the side and loft hatch giving access to the roof space.

Bedroom 1 3.56m x 3.15m (11'8" x 10'4")

A double bedroom offering a built-in wardrobe with sliding mirrored doors providing hanging rails and useful storage space. Central heating radiator and a double-glazed window overlooking the front garden.

Bedroom 2 3.28m x 3.12m (10'9" x 10'3")

A second double bedroom again with a built-in wardrobe and storage, central heating radiator and a double-glazed window placed to the rear elevation.

Bedroom 3 2.51m x 2.01m (8'3" x 6'7")

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

Bathroom

The bathroom is tiled to half and full height and fitted with a white, three-piece suite which comprises; a panelled bath with shower and screen over, a pedestal hand wash basin

and a low flush WC. There is a central heating radiator and a double-glazed window to the rear.

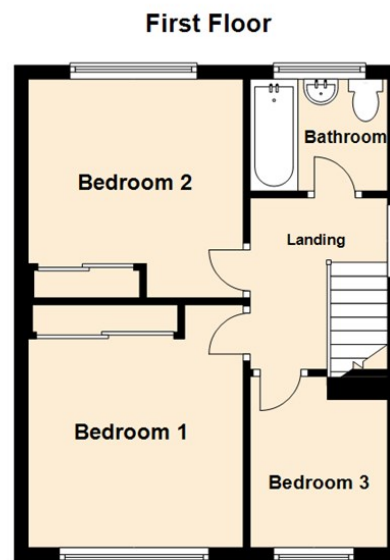
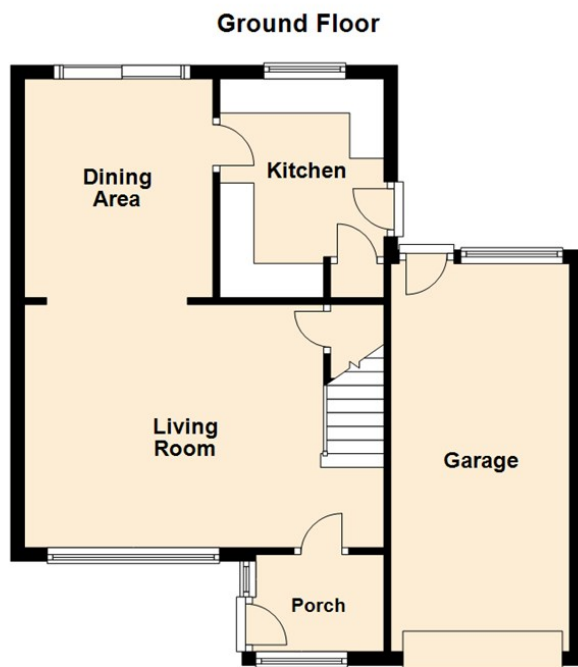
Exterior

The property is accessed to the front where there is a paved driveway providing parking for two cars. The driveway leads to the garage which is of good size, has power, light, up and over door to the front and pedestrian access and window to the rear. To the rear is an enclosed lawned garden with a paved patio seating area, outside tap, planted borders and boundary wall and fencing.

Directions

From our Crossgates branch on Austhorpe Road head west and at the end turn left onto Ring Road. Follow the road until the roundabout, taking the third exit onto Selby Road where you will find the property on the left hand side.





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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