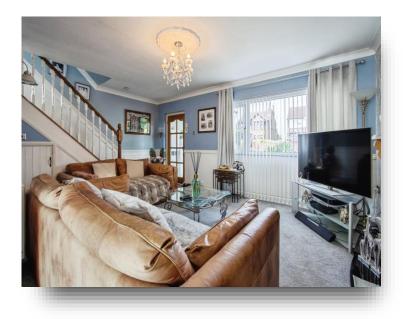


Selby Road, Leeds LS15 9AN







welcome to

Selby Road, Leeds

This delightful three-bedroom semi-detached house offers spacious and modern living. The open-plan lounge and dining room create a bright and airy atmosphere, perfect for entertaining or relaxing with family. Benefiting from front and rear gardens, ideal for outdoor living and gardening enthusiasts.





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This well-laid-out two-story home features a welcoming front porch that opens into a spacious lounge, seamlessly connected to the dining area in an open-plan design. Adjacent to the dining room is a functional kitchen, offering easy access and convenience. Upstairs, the first floor comprises three comfortable bedrooms and a bathroom, all connected by a central landing.

Ground Floor

Lounge 11' 9" MAX x 14' 7" MAX (3.58m MAX x 4.45m MAX)

Dining Room 8' 9" MAX x 10' 5" MAX (2.67m MAX x 3.17m MAX)

Kitchen 10' 6" MAX x 8' 1" MAX (3.20m MAX x 2.46m MAX)

First Floor

Bedroom One 11' 9" MAX x 10' 5" MAX (3.58m MAX x 3.17m MAX)

Bedroom Two 10' 9" MAX x 10' 4" MAX (3.28m MAX x 3.15m MAX)

Bedroom Three 6' 7" MAX x 10' 4" MAX (2.01m MAX x 3.15m MAX)

Bathroom











welcome to

Selby Road, Leeds

- GUIDE PRICE £250,00-£260,000
- SEMI-DETACED HOUSE
- THREE BEDROOMS; FITTED WARDROBES
- OPEN-PLAN LOUNGE AND DINING ROOM
- FRONT AND REAR GARDENS

Tenure: Freehold EPC Rating: Awaited Council Tax Band: C

guide price **£250,000**





view this property online williamhbrown.co.uk/Property/CGT110871



Property Ref: CGT110871 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

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