

*Mike*  
**Dobson**



**Sunnycroft, 61 Selby Road**  
Garforth, Leeds, LS25 1LR

**Offers Over £440,000**

# Sunnycroft, 61 Selby Road

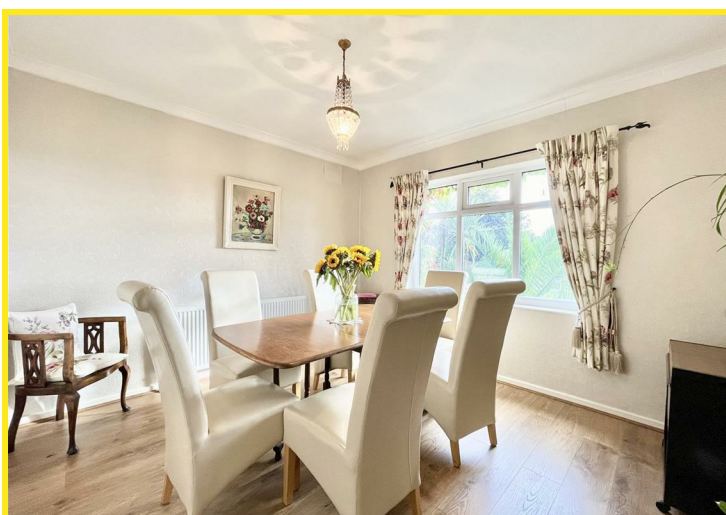
Internal inspection is essential to appreciate this delightful THREE BEDROOMED DETACHED DORMER BUNGALOW set in mature well-tended gardens, GARAGE WITH CAR PORT, ample off-road parking for multiple vehicles, workshop and greenhouse. Suitable for a variety of purchasers requiring an easy to maintain property, conveniently situated close to local shops, amenities, offering very easy access to the motorway network.

Enjoying the benefits of gas central heating and PVCu double glazing, the spacious and beautifully presented accommodation comprises; good sized utility room, fitted kitchen with integrated appliances and Corian worktops, inner hall, recently refitted well-appointed good sized shower room, sitting room with double glazed sliding doors overlooking the neat rear garden, bright lounge with large bow window, dining room and ground floor bedroom, inner hall leads upstairs to the master bedroom with en-suite shower room and additional separate bedroom, both having ample eaves storage. Some of the rooms also enjoy made to measure quality shutter blinds.

'Sunnycroft' is available for immediate occupation and NO ONWARD CHAIN. Whilst the present layout provides a READY TO MOVE INTO HOME, there is further potential to reconfigure or extend the living accommodation subject to the necessary planning consents.

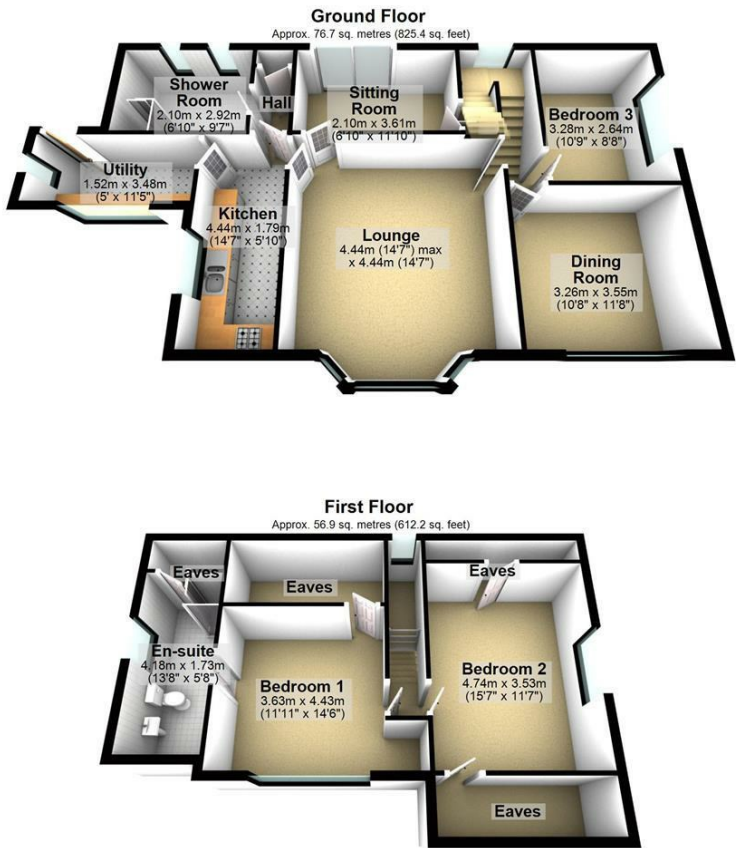
An unusual feature and great asset to 'Sunnycroft' is that the property enjoys dual access – to the front off Selby Road directly onto the tarmac drive. From the rear the property can be accessed from the top of Goosefield Rise through large wooden gates leading to the car-port next to the garage and workshop.

The mature, easily maintained rear garden is set to lawn with apple tree and circular seat, paved patio seating area, small feature pond and greenhouse. The property also enjoys planted garden areas to the front and sides with some gravel.





Floor Plan

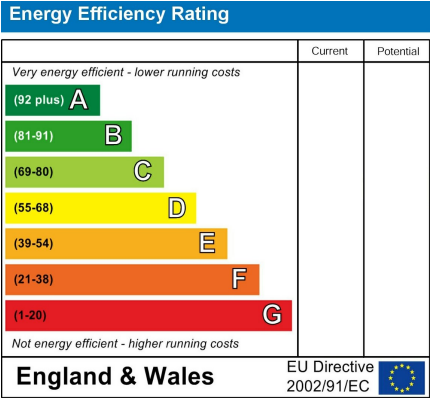


Total area: approx. 133.6 sq. metres (1437.6 sq. feet)

Area Map



Energy Efficiency Graph



Directions