

Mike  
**Dobson**



**45 Selby Road**

Garforth, Leeds, LS25 1LR

**Offers Over £315,000**

# 45 Selby Road

\*\*\* STUNNING TURNKEY PROPERTY AND IDEALLY LOCATED FOR LOCAL AMENITIES \*\*\*

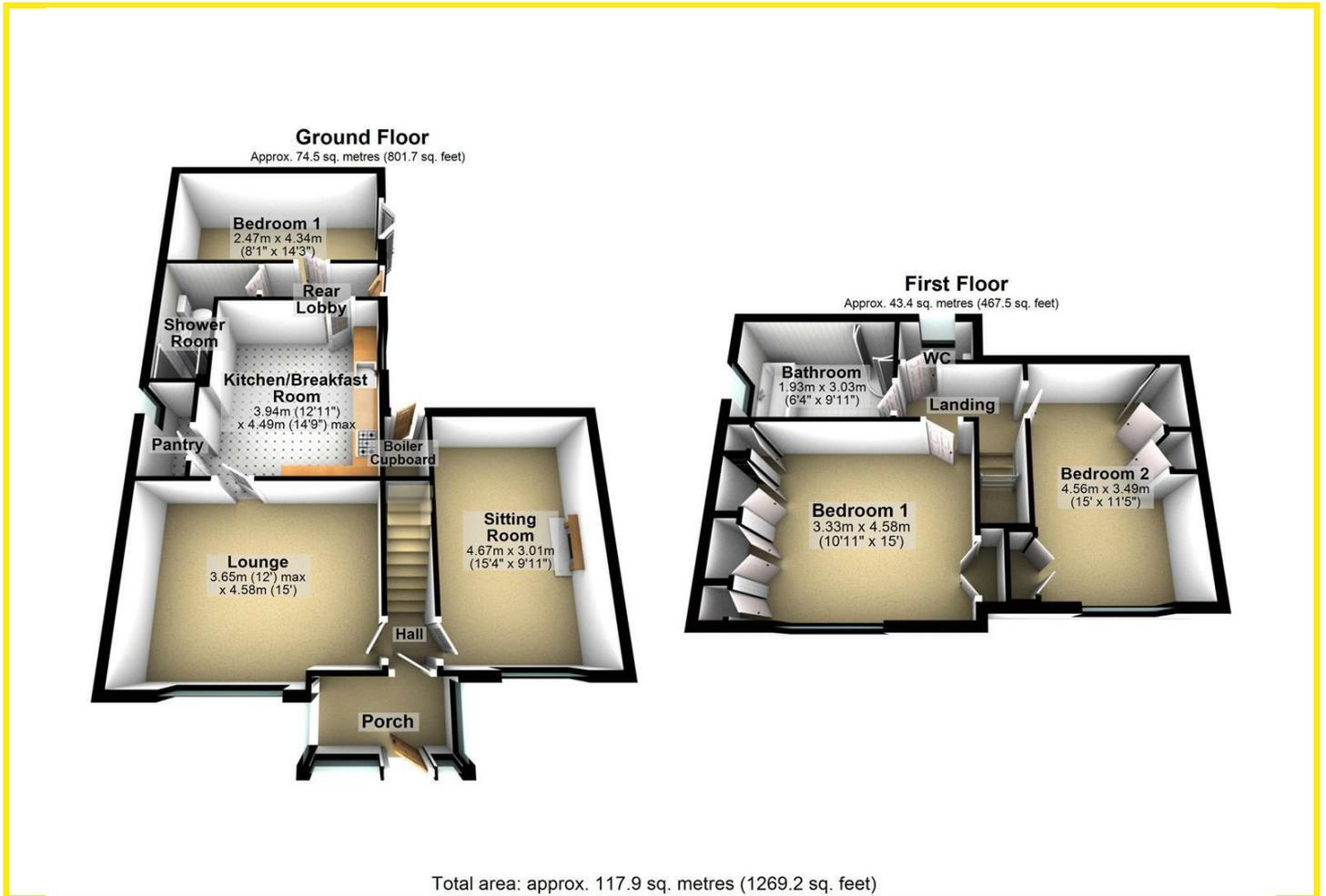
A rare opportunity has arisen to purchase this deceptively spacious three bedroom semi detached house, situated just off Selby Road, having easy access to local shops, schools and public transport and within easy reach of the A1/M1 motorway. The accommodation briefly comprises entrance porch, hallway leading to sitting room and lounge, kitchen, rear entrance lobby leading to a further bedroom (used as a dining room by the current owners) and shower room. The first floor landing leads to two large double bedrooms and house bathroom. In addition, the property has gas central heating with combination boiler, PVCu double glazed windows, fitted breakfast kitchen with a large range of fitted units, granite work surfaces and breakfast table with a range of integrated appliances to include five ring gas hob, electric double oven, dishwasher and microwave, spacious downstairs bedroom with French doors leading to the rear and fully tiled white shower room. There are two generous size bedrooms to the first floor both having fitted wardrobes and a fully tiled white bathroom suite. Externally, the property is approached by a lovely established garden with lawn, paved area and a large variety of plants and shrubs. A shared driveway to the far side of the property leads to the rear with a generous brick paved area providing ample off road parking and leads to a detached brick built double garage with pitched roof, two electric up and over doors, power and lighting.

An early viewing is essential to fully appreciate this beautifully presented home.





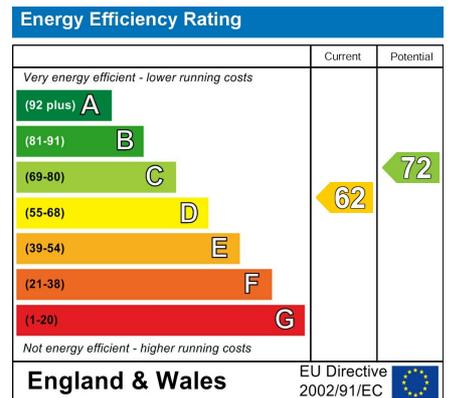
# Floor Plan



## Area Map



## Energy Efficiency Graph



## Directions

From our Garforth Office turn left on to Main Street, following the road round which in turn becomes Lidgett Lane. At the traffic lights at the 'T' junction turn right on to Selby Road. The property can be found on the right hand side of Selby Road as indicated by our Agents' board.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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