



**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 8PP**  
**£1,500 Per Month**

Offered TO LET is this BEAUTIFULLY FINISHED three bedroom semi-detached family home. Benefitting from a full renovation, this stunning property is ready to move into and be made a home. Close to local amenities, schools and transport links via the M1 and public transport. Comprising of; a entrance hallway, lounge, a modern spacious kitchen diner, downstairs wc, three bedrooms and a bathroom. Externally the property has a driveway, and gardens to the front a rear. The rear benefits from a raised decking area leading to the garden laid to lawn. Viewings are highly recommended to appreciate all this property has to offer. AVAILABLE NOW. UNFURNISHED.

#### ENTRANCE HALLWAY

Open entrance hallway, with stairs leading to the first floor. Central heating radiator. Door to the front.

#### LOUNGE

Finished to a neutral standard, with power points ready for a mounted tv. Double glazed bay window to the front. Central heating radiator.

#### KITCHEN DINER

Finished to a high standard fitted with a modern kitchen with integrated washing machine, dishwasher, fridge freezer and electric oven. Quartz worktops incorporating a electric stove, and sink. Space for a dining room table. French doors and double glazed window to the rear. Downstairs WC.

#### DOWNSTAIRS WC

WC and wash hand basin.

#### FIRST FLOOR LANDING

Access into the bedrooms and bathroom.

#### BEDROOM ONE

Double bedroom with double glazed bay window to the front. Central heating radiator.

#### BEDROOM TWO

Double bedroom with double glazed window to the rear. Central heating radiator.

#### BEDROOM THREE

Double glazed window to the front. Central heating radiator.

#### BATHROOM

Stunning bathroom fitted with a walk in shower, bath, wc and wash hand basin. Double glazed window to the rear.

#### EXTERNAL

Externally to the front of the property is a garden laid to lawn and driveway. To the rear is a raised decking and concrete pad. Garden laid to lawn surrounded by mature shrubbery.

Floor Plan

