



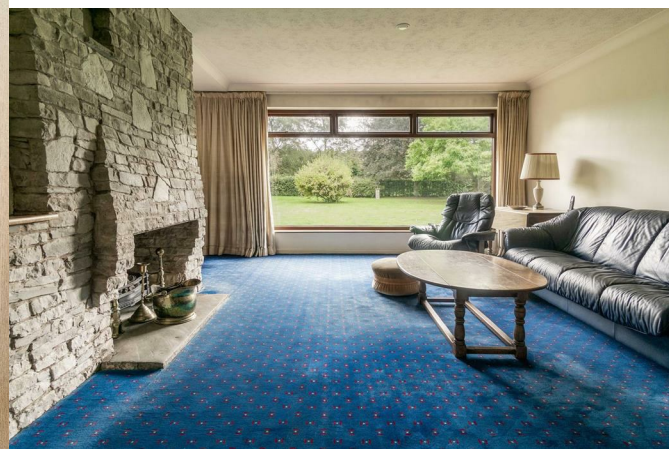
# 145a Leeds Road

Selby  
YO8 4JH

Offers in the region of  
£650,000



- UNIQUE DETACHED PROPERTY
- PREMIER RESIDENTIAL LOCATION
- SPACIOUS ACCOMMODATION THROUGHOUT
- PLOT APPROACHING 0.75 ACRE
- THREE LARGE DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- KITCHEN AND UTILITY
- PRIVATE REAR GARDEN
- NO CHAIN
- LARGE GARAGE







Nestled on Leeds Road in the charming town of Selby, this unique house is truly a gem in the property market. Built in 1960's by the current vendor's family, this is the first time this property has come onto the open market. Boasting a prime residential location, this home is one of the most recognised properties in Selby and is a rare find on the market. Situated on a large plot approaching 0.75 acres, this property offers ample space both indoors and outdoors and offers the opportunity to extend (subject to planning permission). The interior of the house boasts three reception rooms, sun room, kitchen, utility, three bedrooms, en-suite bathroom, separate shower room and an alarm system. For those seeking a spacious and prestigious home in a sought-after area, this property on Leeds Road is a must-see. Don't miss the opportunity to own a piece of Selby's history and make this impressive residence your own.

Hardwood entrance door leading into:-

#### Entrance Hall

With doors off and a step down to the garage. Panelled storage cupboard.

#### Cloakroom

Having a suite comprising wc and corner wash basin.

#### Sitting Room

4.23m x 3.02m (13'10" x 9'10")

Having a window to the front elevation and stairs off.

#### Living Room

6.1m x 5m (20'0" x 16'4")

With a large picture window with views over the rear garden. Stone fireplace housing a gas fire. Opening into:-

#### Dining Area

Again having a large picture window with views over the rear garden.

#### Kitchen

4.9m x 2.92m (16'0" x 9'6")

Having a range of units with complimentary work surfaces incorporating a breakfast bar. Windows to the front and side elevations.

#### Utility

2.69m x 2.42m (8'9" x 7'11")

Having a range of units and plumbing for a washing machine and space for a dryer. Tiled floor and a door to the side elevation.

#### Sun Room

5.38m 3.29m (17'7" 10'9")

Having floor to ceiling glazing to two sides and a door into the rear garden.

#### Landing

With doors off.

#### Bedroom 1

7.76m max x 5.43m (25'5" max x 17'9")

Having a large floor to ceiling window with views over the rear garden and beyond. Fitted wardrobe, dressing table and cupboards.

#### En-Suite Bathroom

4.54m x 1.82m (14'10" x 5'11")

Having a four piece suite comprising panelled bath with shower over, wc, bidet and wash hand basin. With a window to the front elevation.

#### Bedroom 2

5.39m x 4.61m (17'8" x 15'1")

Having a wall of built in wardrobes and a window to the rear elevation. Large mirror with storage area behind.





### Bedroom 3

6.4m x 2.86m (20'11" x 9'4")

Having a window to the front elevation. A storage area to one end and a fitted 'study' at the other.

### Shower Room

2.72m x 2.35m (8'11" x 7'8")

Having a large walk in shower, inset wash basin and wc. There is a further storage unit and a window to the side elevation.

### Large Garage

5.41m x 4.71 (17'8" x 15'5")

With up and over door and access to a further single garage ( 5.43m x 3.57m)

### Outside

Situated on a large plot approaching three quarters of an acre in size. Well established gardens to the front and rear consisting of lawned areas, mature trees and shrubs with a good degree of privacy to the rear. There is a spacious parking area to the front which is accessed via a small shared driveway.

### Utilities

Mains Electric

Mains Gas

Mains Water (metered)

Mains Sewerage

Mobile FTTP (Ultrafast)

Broadband 4G

### Note

Only those fixtures and fittings mentioned in these sales particulars are included in the sale - all others such as contents & garden ornaments etc., are specifically excluded but may be made available under separate negotiation.

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.





### Ground Floor

Approx. 171.6 sq. metres (1847.2 sq. feet)



### First Floor

Approx. 111.9 sq. metres (1204.8 sq. feet)



Total area: approx. 283.5 sq. metres (3052.0 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

T: 01757 293620

E: [eproperty@elmhirstparker.com](mailto:eproperty@elmhirstparker.com)

W: [epestategents.com](http://epestategents.com)

13 Finkle Street Selby  
North Yorkshire  
YO8 4DT



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