



**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 0AA**

**£489,950**

Stoneacre Properties are excited to welcome to the market this charming Grade 2 listed property nestled within the picturesque conservation area of Whitkirk, just a stone's throw away from Temple Newsam Park. This spacious three-bedroom detached family home offers a unique blend of historic charm and comfort. Stepping through the front door, you are greeted by a sense of character with period features tastefully integrated throughout.

The ground floor boasts a generous living room, perfect for family gatherings or quiet evenings by the fire, while the adjacent dining room provides an ideal space for entertaining guests. The kitchen provides functionality by featuring ample storage and a utility room. Upstairs, the property offers three well-proportioned bedrooms, each offering peaceful retreats from the hustle and bustle of daily life. There is also a large family bathroom.

Externally the property has a lawned private garden to the front and to the rear is a low maintenance area that can also provide off street parking. This desirable location in Whitkirk's conservation area and proximity to Temple Newsam make this Grade 2 listed property a unique opportunity to own a piece of history while enjoying all the comforts of modern living. Don't miss out on the chance to make this delightful family home your own.



## Entrance

Door to front. Stairs leading up to first floor. Doors either side leading to lounge and dining room.

## Lounge



This generous lounge is beautifully finished with a feature fire place. Central heating radiators and window to front elevation.

## Dining Room



This large dining room is fitted with a feature fire place with plentiful space for a dining room table. Window to front elevation, cupboard under the stairs and door leading to kitchen. Central heating radiator

## Kitchen

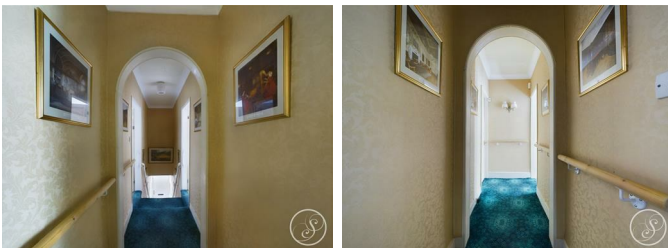


The kitchen offers ample of space fitted with a range of wall and floor units, electric oven and stove with cooker hood above. Window to the rear with a sink below. From the kitchen is the access into the utility room. Door to rear leading to parking.

## Utility

Plumbing for a washing machine. space for dryer. Window to the rear.

## First Floor Landing



The first floor landing is beautifully finished with this period curved archway. Doors leading off to bedrooms and bathroom.

## Bedroom One



This spacious bedroom is fitted with wardrobes, space for a king sized bed. Window to the front and a central heating radiator.

## Bedroom Two



Bedroom two is fitted with wardrobes, has space for a king size bed and has a window to the front. Walk in closet also with window to front.

## Bedroom Three



The third bedroom is a generous size. With shelved cupboard housing the central heating boiler. Central heating radiator. Window to rear.

## Bathroom



This generous sized bathroom comprises of a WC, bath with hand held shower above, wash hand basin, bidet toilet and a central heating radiator. Window to rear. Loft access.

## Outhouse/wash house

Stone flagged floor, 19th Century feature brick built wash 'copper', plentiful storage and window to rear. Electrical points.

## External

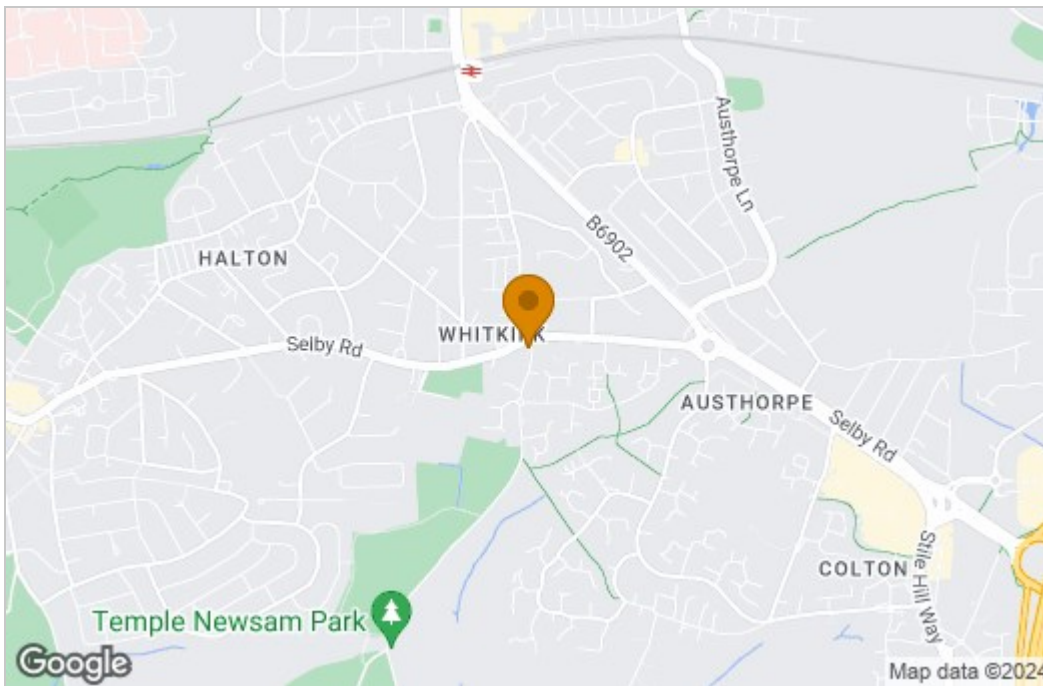


Externally the property boast a beautiful garden to the front of the property with mature shrubs. To the rear is a stone flagged paved area for parking. Outside water tap.

## Floor Plan



## Area Map



## Energy Efficiency Graph

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.

