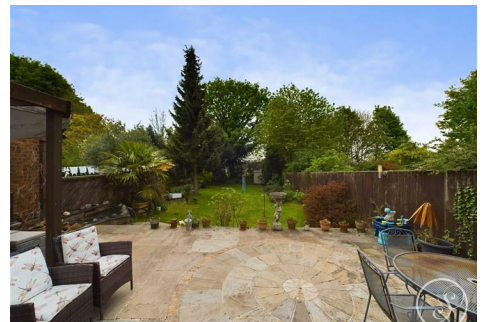




**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 0PS**

**£330,000**

Stoneacre Properties are delighted to offer for sale this well presented semi detached family home. The property is located on Selby Road so has great access to local transport links, shops and schools. One of the many fine features of this property is its extensive rear garden. Viewings are strongly advised to fully appreciate what is on offer. Comprising: entrance porch, entrance hall, lounge, dining room, kitchen, three bedrooms and bathroom. Externally there is a stunning rear garden and ample of, off street parking.

**Entrance Porch**  
Door to front.

**Entrance Hall**



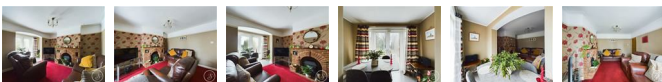
Door to front. Central heating radiator. Staircase leading to first floor.

**Lounge**



Double glazed bay window to front. Feature fire surround. Central heating radiator.

**Dining Room**



French doors to rear. Central heating radiator.

**Kitchen**



Fitted kitchen with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. Plumbing for automatic washing machine. Space for fridge/freezer. Electric oven and gas hob. Double glazed window to rear. Pantry. Door to side.

**First Floor Landing**

To the side is a double glazed window. Access into loft.

**Bedroom One**



To the front is a double glazed window. Built in wardrobes. Central heating radiator.

**Bedroom Two**



To the rear is a double glazed window. Central heating radiator.

**Bedroom Three**



To the front is a double glazed window. Central heating radiator.

**Bathroom**



Fitted with a bath with shower over, vanity wash

hand basin and wc. In addition there is a double glazed window, heated towel rail and tiling.

### External

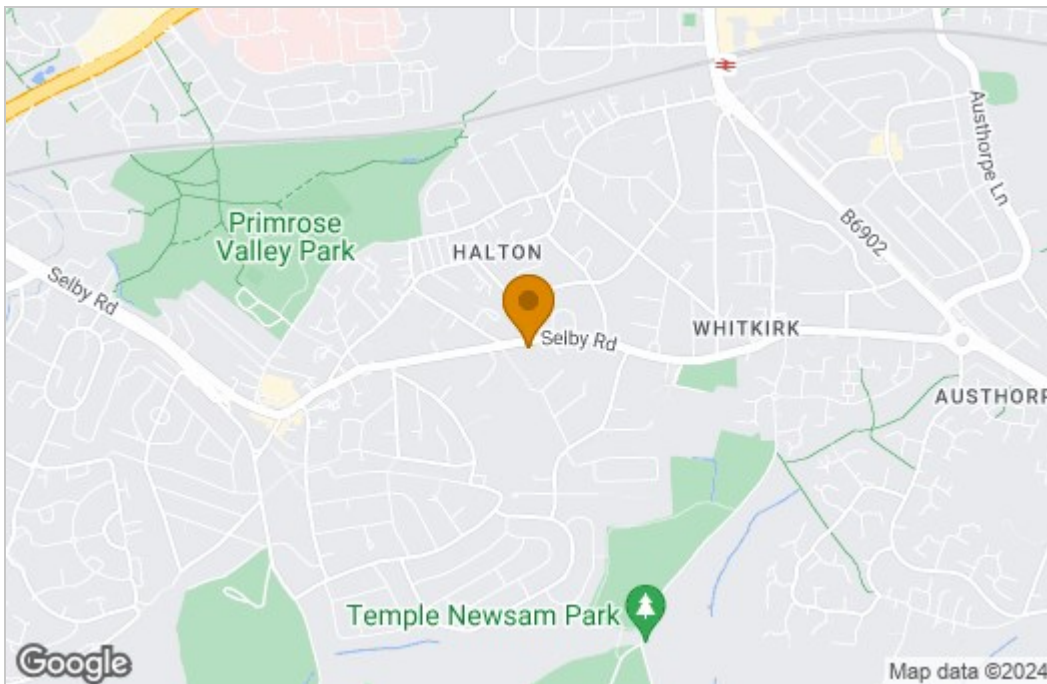


To the front is ample parking. To the rear is a large garden that is mainly laid to lawn.

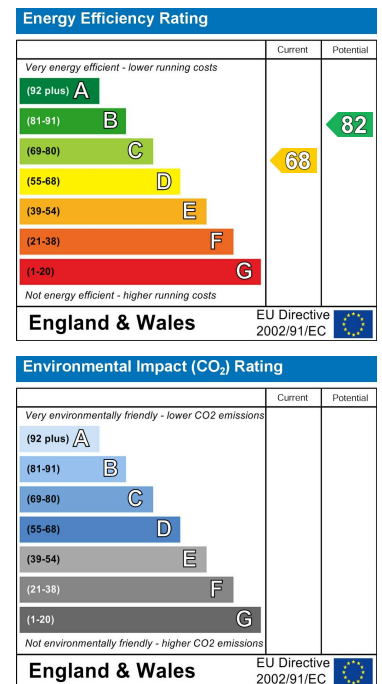
## Floor Plan



## 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.

