



Stoneacre
Properties



Selby Road, Leeds, LS15 0PU

£400,000

This large semi-detached house boasts two reception rooms and four spacious bedrooms, providing ample space for all your family needs. There is also two modern shower rooms that provide convenience to all. To the rear is a stunning garden, perfect for relaxing on a sunny day or hosting a barbecue with friends and family. The large driveway is a convenient feature, ensuring you never have to worry about parking. This beautifully presented home must be viewed to fully appreciate the space that this house offers.

ENTRANCE PORCH

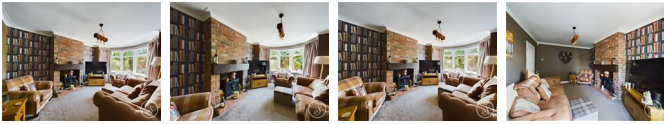
Door into entrance hall.

ENTRANCE HALLWAY



Door to front. Staircase leading to first floor. Central heating radiator. Under stairs storage cupboard.

LOUNGE



Large double glazed bay window to the front. Feature wall with stove and central heating radiator.

SITTING ROOM



Central heating radiator.

KITCHEN/DINER



Fitted with a range of wall and base units integrated fridge and freezer, and a dishwasher. Space for a range cooker. Space for a dining table. French doors and double glazed window to the rear.

UTILITY



Fitted with a range of wall and base units with work surfaces over incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for dryer. Door to side.

GUEST WC



WC and wash hand basin.

FIRST FLOOR LANDING



Access to bedrooms and bathroom on first floor. Stairs leading to bedroom four on second floor.

BEDROOM ONE



Large double bedroom with bay window to the front. Central heating radiator. Fitted wardrobes.

BEDROOM TWO



Double glazed window to the rear and fitted wardrobes. Central heating radiator.

BEDROOM THREE



Double glazed window to the front. Central heating radiator.

SHOWER ROOM



Finished to a modern style, with walk in shower, his and hers wash hand basins, wc and central heating radiator. Double glazed window to the rear.

SECOND FLOOR

Access into shower room and bedroom four.

BEDROOM FOUR



Located on the second floor. With skylight to the front and a double glazed window to the rear. Central heating radiator.

SHOWER ROOM



fitted with a shower, wash hand basin and wc.

EXTERNAL

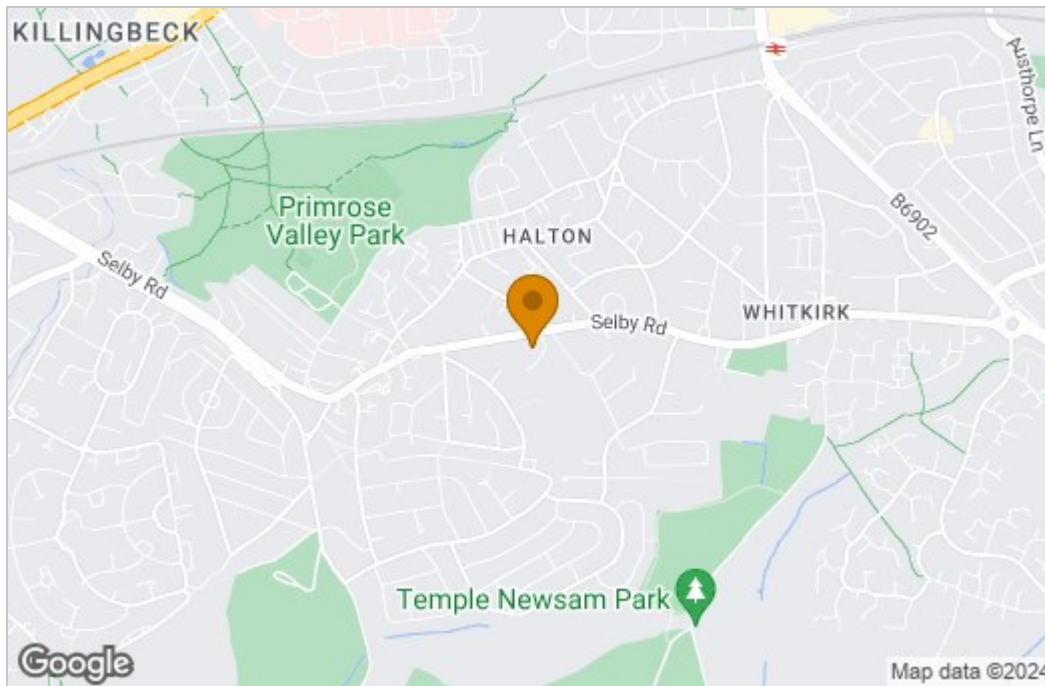


Externally the property boast a large block paved driveway. To the rear is a beautiful garden comprising of a raised decking area to the rear, a patio area and lawn to the ground level.

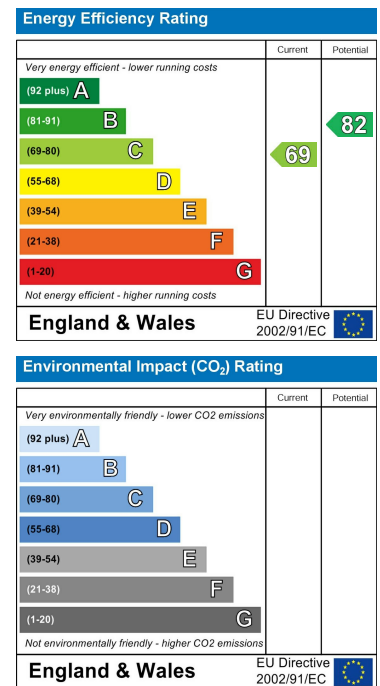
Floor Plan



Area Map



Energy Efficiency Graph



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