



Stoneacre
Properties



Selby Road, Leeds, LS15 7BT

£367,500

Offered for sale is this traditional semi-detached family home. This stunning property is located close to many local amenities including shops, schools and the wide open space that is on offer at Temple Newsam. The kitchen/diner/family room is the heart of this property, providing a versatile space for cooking, dining, and spending quality time together. In brief this property comprises of a spacious entrance hall with stained glass windows, lounge with a beautiful bay window, modern fitted kitchen with space for dining and entertaining, guest wc, three spacious bedrooms and a bathroom with free standing bath and walk in shower. Externally there is ample off road parking, gardens, garage and a summer house/bar. This beautiful home must be viewed to appreciate all that it has to offer.

Entrance Hall



Door to front with stained glass windows. Staircase leading to first floor. Central heating radiator.

Lounge



To the front is a double glazed bay window. Feature surround with electric fire. Central heating radiator.

Kitchen/Diner/Family Room



Fitted with a large range of wall and base units with work surfaces over incorporating a sink and drainer unit. Double electric oven that also benefits from a microwave feature. Electric hob with cooker hood over. Integrated washing machine, dishwasher and fridge/freezer. In addition there is a stylish Island further space for a dining table and space for entertaining. This stunning kitchen also benefits from a wood burning stove, pantry and French doors leading out to the garden.

Guest WC



Fitted with a wc and wash hand basin.

First Floor Landing



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

Bedroom One



To the front is a double glazed window. 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 free standing bath, walk in shower, wash hand basin and wc. In addition there is a double glazed window, tiling and a central heating radiator.

External

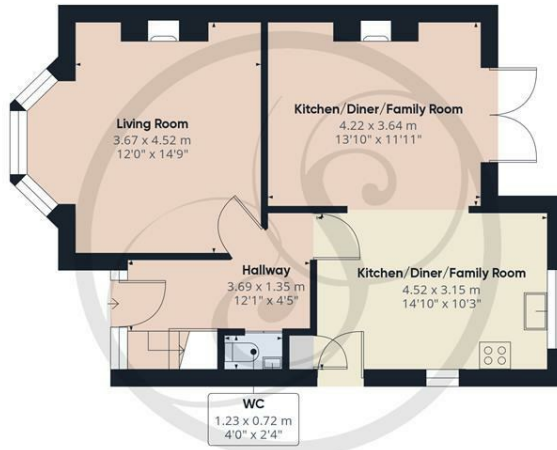


To the front is a garden with a driveway that leads down the side to a garage at the rear. To the rear is a low maintenance garden with a summer house.

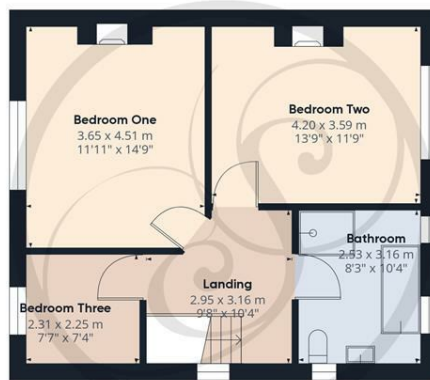
Garage

Power, light, up and over door.

Floor Plan



Floor 0



Floor 1

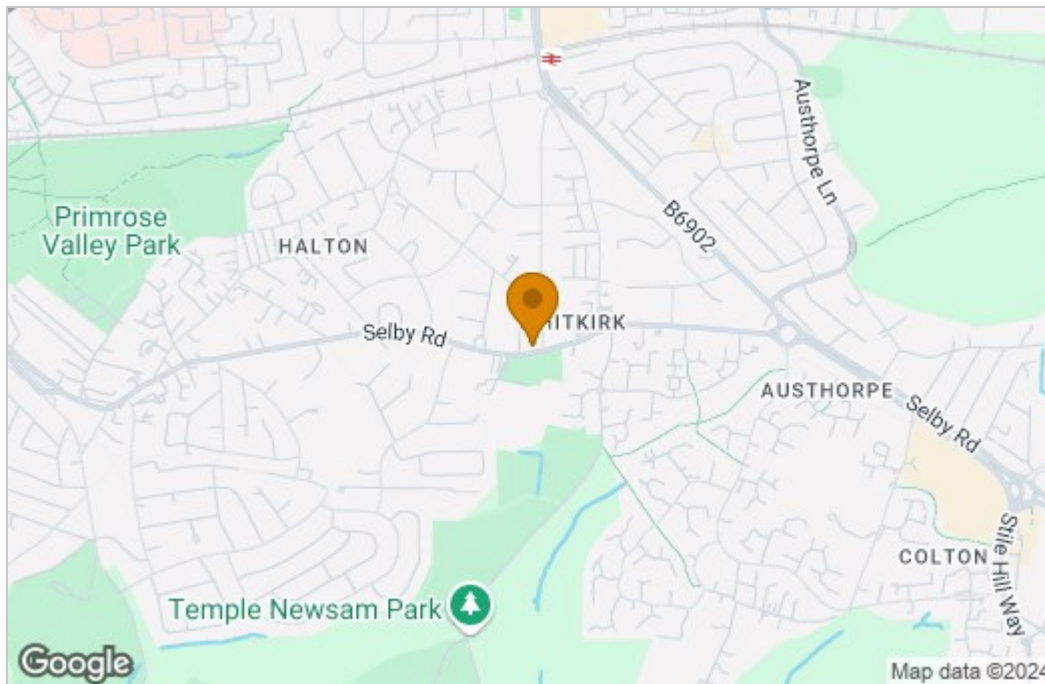
Approximate total area⁽¹⁾
107.29 m²
1154.86 ft²

(1) Excluding balconies and terraces.

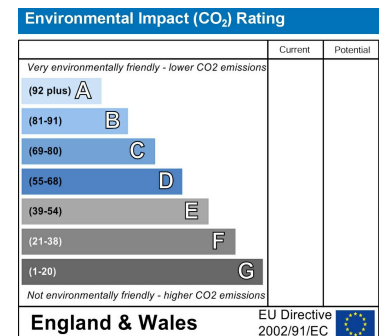
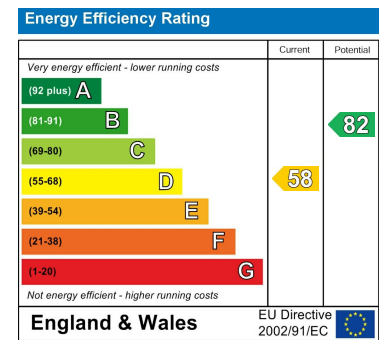
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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.

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