



Stoneacre
Properties



Selby Road, Leeds, LS15 7AY

£425,000

This truly remarkable detached cottage is a gem waiting to be discovered. Boasting three spacious bedrooms and a charming bathroom, this property boasts character and charm at every corner.

Situated close to the historic Temple Newsam, this cottage offers not just a home, but a retreat close to wide open spaces. The spacious plot of land provides ample space for outdoor activities and gardening, perfect for those who appreciate the outdoors. With off-street parking and a garage, convenience is at your doorstep. Imagine coming home to this picturesque cottage, where every detail tells a story of a bygone era. Don't miss the opportunity to make this cottage your own and experience the tranquillity and beauty it has to offer. Book a viewing today and step into your dream home.

ENTRANCE HALLWAY



This inviting entrance hall has a staircase leading to the first floor and a central heating radiator.

LOUNGE



To the front and rear is a double glazed window. Gas fire with feature surround. Access into sun room.

SUN ROOM



Patio door leading out to the garden.

KITCHEN



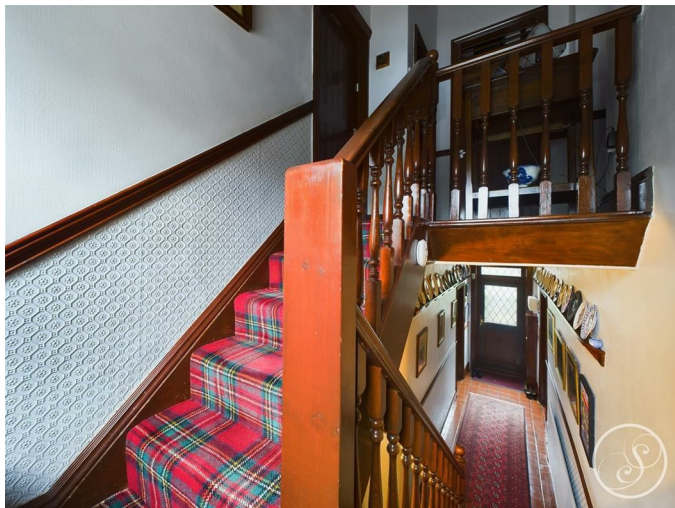
Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl stainless steel sink and drainer unit. Electric cooker point. Space for fridge freezer, dishwasher and plumbing for washing machine. Two double glazed windows and an external door.

DINING ROOM



To the front is a double glazed window. Central heating radiator. Wood burning stove with brick surround.

FIRST FLOOR LANDING



Double glazed window. Large built in storage cupboard currently used as a walk in wardrobe.

BEDROOM ONE



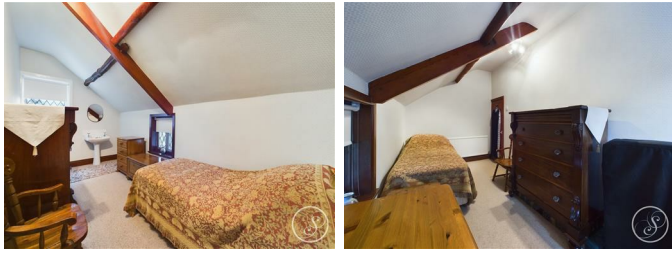
Large bedroom providing ample space for wardrobes. Two double glazed windows. Central heating radiator.

BEDROOM TWO



Double glazed window. Central heating radiator.

BEDROOM THREE



Double glazed window. Central heating radiator.

BATHROOM



Fitted with a corner spa style bath, vanity wash hand basin, separate shower and a wc. In addition there is a double glazed window and a central heating radiator.

CELLAR

Great space for additional storage.

EXTERNAL



Situated upon a well maintained plot that provides a great space for families. Ample off street parking.

GARAGE

Power and light.

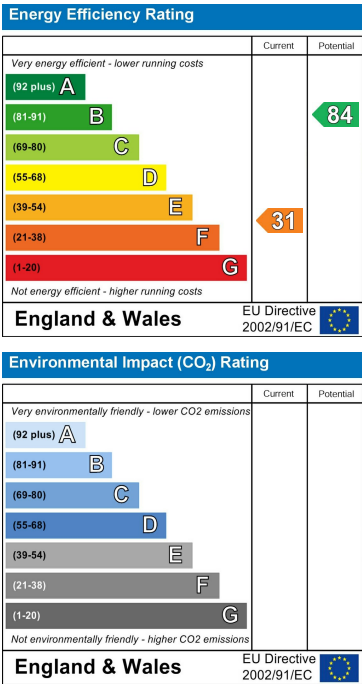
Floor Plan



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.

