



Stoneacre
Properties



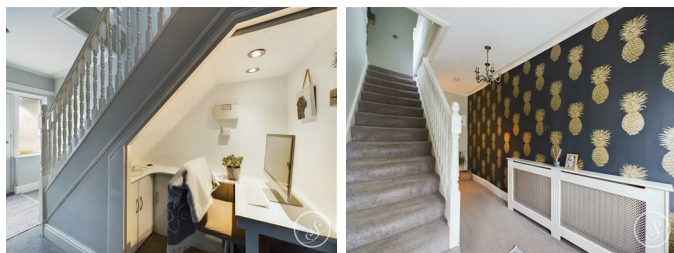
Selby Road, Leeds, LS15 0PG

£490,000

*****THE ULTIMATE IN LUXURY FAMILY LIVING*** ***THIS HOUSE MUST BE SEEN TO BE APPRECIATED***** Stoneacre Properties are privileged to be able to offer for sale an absolutely stunning and incredibly spacious family sized house. This fine home is situated in the heart of Whitkirk and is therefore close to all local amenities as well as being very close to the wide open spaces of Temple Newsam. Skilfully extended, this house just oozes quality throughout. The ground floor accommodation comprises of an inviting entrance hall, lounge, dining room, games room and a magnificent kitchen/diner/family room as well as a downstairs shower room. To the first floor there are four bedrooms and a luxury bathroom/WC. There is also a beautifully maintained large rear garden and off street parking for multiple vehicles. Only an early internal viewing will help appreciate the many fine features that this wonderful house has to offer.

GROUND FLOOR

ENTRANCE HALL



An inviting entrance hall with an under stairs office area, radiator with an ornate wooden covering.

LOUNGE



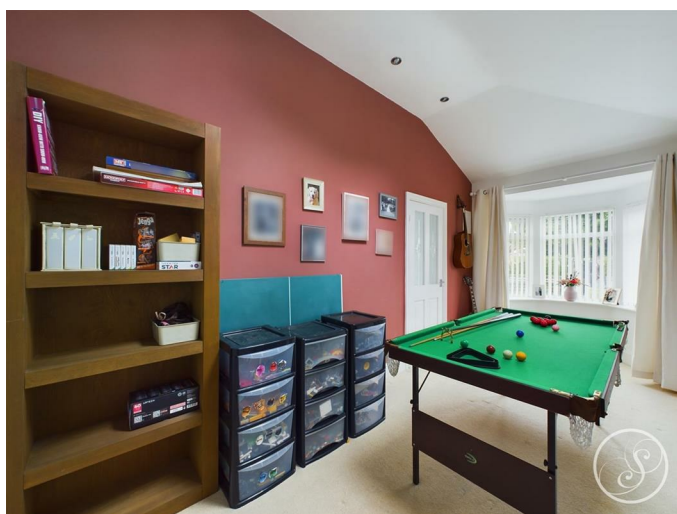
Double glazed bay window, radiator, feature gas fireplace, open plan with a step leading onto the dining room.

DINING ROOM



Central heating radiator. Space for dining table.

GAMES ROOM



Double glazed bay window, Velux window.

KITCHEN/DINER/FAMILY ROOM

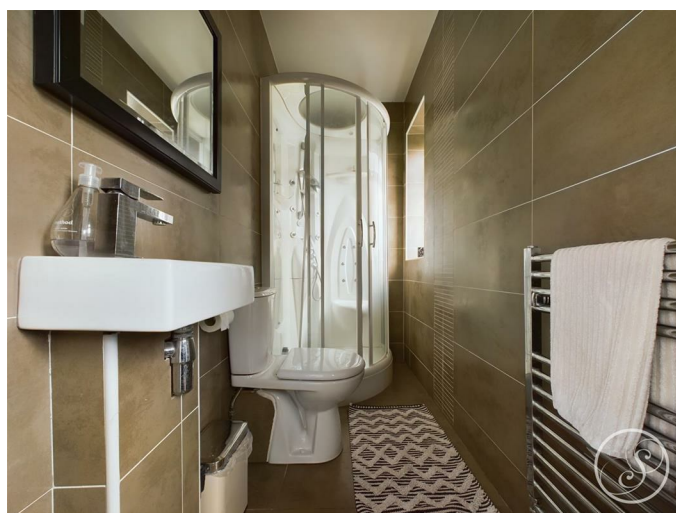


Extensive range of luxury fitted wall and base units with granite worktops and LED lights set into the base of the units, smart tiled splash back, sink unit, built in double oven and four ring electric hob with an extractor hood over, integrated dishwasher, integrated washing machine, space for an American sized fridge/freezer, centre island breakfast bar, two sets of Bi folding doors leading onto the garden, two vertical radiators, additional radiator, two Velux windows.

OUTER HALLWAY

Double glazed door leading to the outside, door through to the downstairs shower room.

DOWNSTAIRS SHOWER ROOM



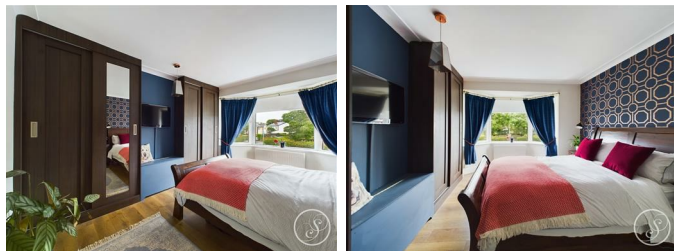
Luxury suite comprising of a walk in shower cubicle with power jets, low level WC, wash hand basin, tiled walls, tiled flooring, frosted double glazed window.

FIRST FLOOR LANDING



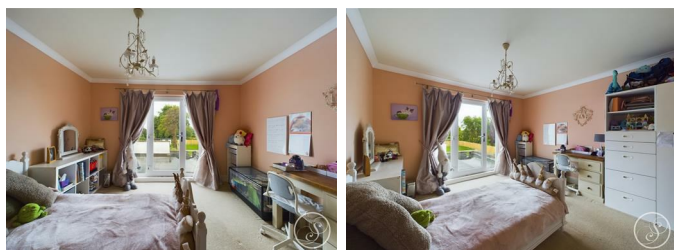
A spacious first floor landing with access to a boarded loft, radiator.

BEDROOM ONE



Double glazed bay window, radiator.

BEDROOM TWO



Double glazed door leading onto the flat roof extension, radiator.

BEDROOM THREE

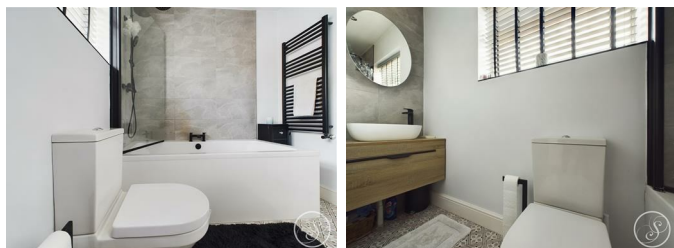


Double glazed window, radiator.

BEDROOM FOUR

Double glazed window, radiator.

BATHROOM/WC



Luxury suite comprising of a bath with a shower over, low level WC, vanity wash hand basin, frosted double glazed window, tiling and a chrome heated towel rail.

EXTERIOR



GARDEN



A good sized and well maintained rear garden laid mainly to lawn with a superb patio area.

PARKING

Off street parking for multiple cars.

AGENT NOTE

The images on this advert have not recently been updated. Date images taken April 2024. Some slight changes in décor may be noticed upon viewing.

Floor Plan

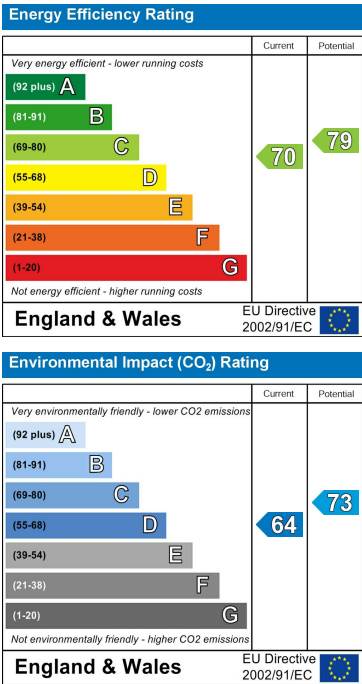


Total Area: 163.0 m² ... 1755 ft² (excluding balcony)

Area Map



Energy Efficiency Graph



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