



**Stoneacre**  
Properties



**Selby Road., Leeds, LS15 0PU**

**£250,000**

This delightful two bedroom semi-detached house presents an excellent opportunity for a first time buyer. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for a lovely home. The expansive garden is a true highlight, providing ample room for outdoor activities.

Additionally, the property includes an outbuilding, which can be utilised for storage or transformed into a creative space, such as a home office or workshop. Comprising: Entrance, lounge, kitchen, sunroom, two bedrooms and a bathroom. Externally to the front is a driveway and to the rear is a large garden. Viewing are highly recommended to appreciate the space and garden that this home has to offer.

## Entrance

Staircase leading to first floor. Door into lounge.

## Lounge



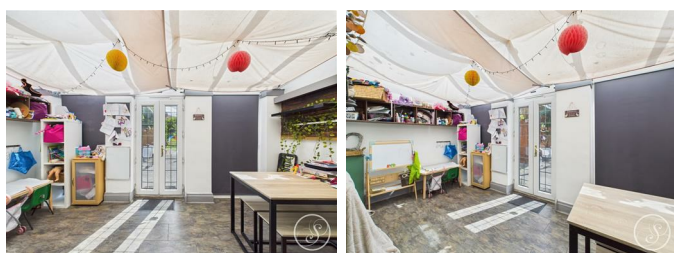
To the front is a double glazed window. Fire with feature surround. Central heating radiator.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a sink and drainer unit. electric oven and hob with cooker hood over. Space for fridge/freezer. Door to side. Open plan into sun room.

## Sun Room

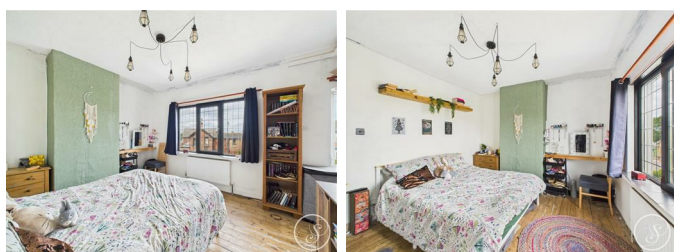


Overlooking the rear garden with access out.

## First Floor Landing

Access into loft via a pull down ladder.

## Bedroom One



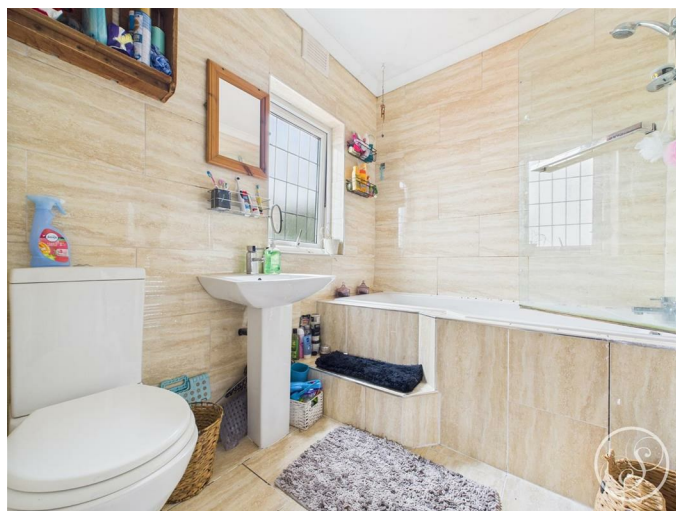
Window to front. Central heating radiator. Walk in storage area.

## Bedroom Two



To the rear is a window. Central heating radiator.

## Bathroom



Fitted with a bath with shower over, wash hand basin and wc. In addition there is tiling and a window to the side.

## External

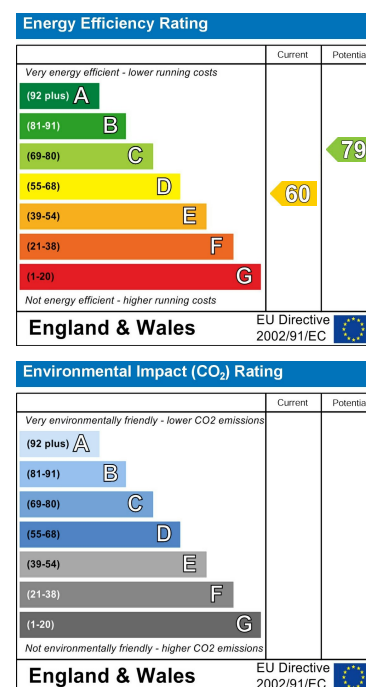
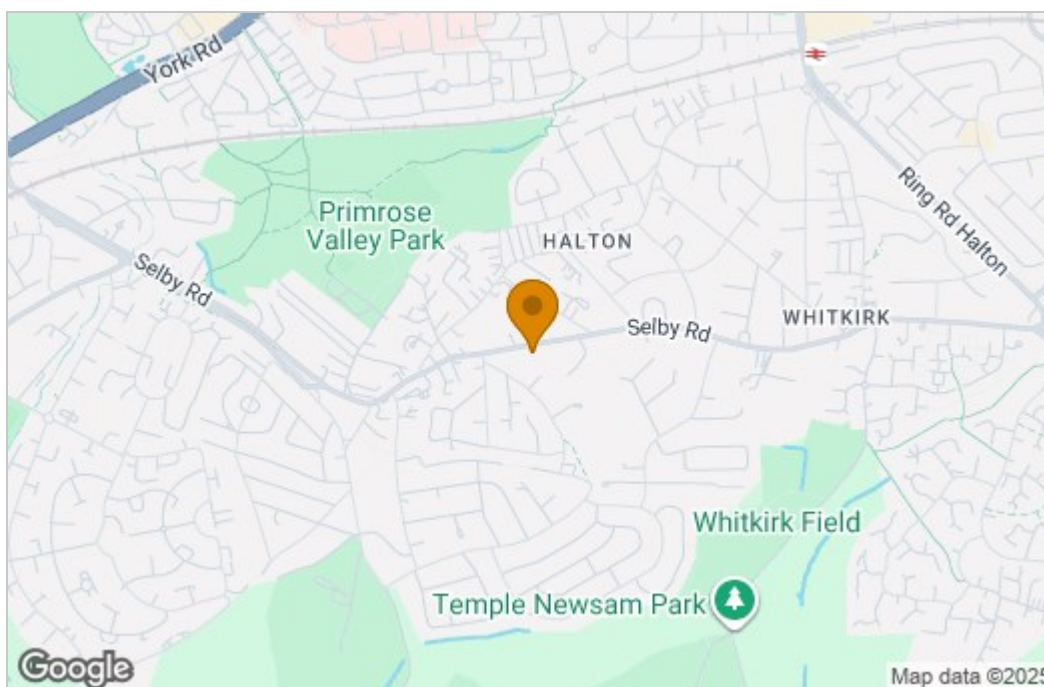


To the front is an area ideal for parking. To the rear is a wonderful large garden that is mainly laid to lawn.

## Floor Plan



## Area Map



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