



## Leeds Road

Selby, YO8 4JG

**Offers Over £325,000**



Absolutely stunning, well presented and extended 3 bedroom family home with a marvellous entrance hallway, and a well loved rear garden (and DETACHED GARAGE) to keep all green-fingered enthusiasts happy!





Property Info:

Standing proudly on Leeds Road - one of the most select and salubrious streets in Selby - is this wonderful 3 bedroom extended family home, with the additional bonus of the most welcoming of entrance hallways. If indoor and outside space is your 'thing', then book a viewing of this fabulous property!

Low maintenance front garden area with off road parking, entrance hallway with black and white mosaic tiled floor, ground floor WC/Cloaks, bay fronted lounge, dining room and 'L' shaped modern kitchen with appliances.

To the first floor are 3 bedrooms and the house bathroom, along with a separate shower room.

Externally the south facing rear garden is an utter gem, with gorgeous mature perennial plants and bushes.

- Outside Tap
- Outside electric point
- Decking with glass balustrade
- Worcester Bosch Combi Boiler

Council Tax Band C. North Yorkshire Council.

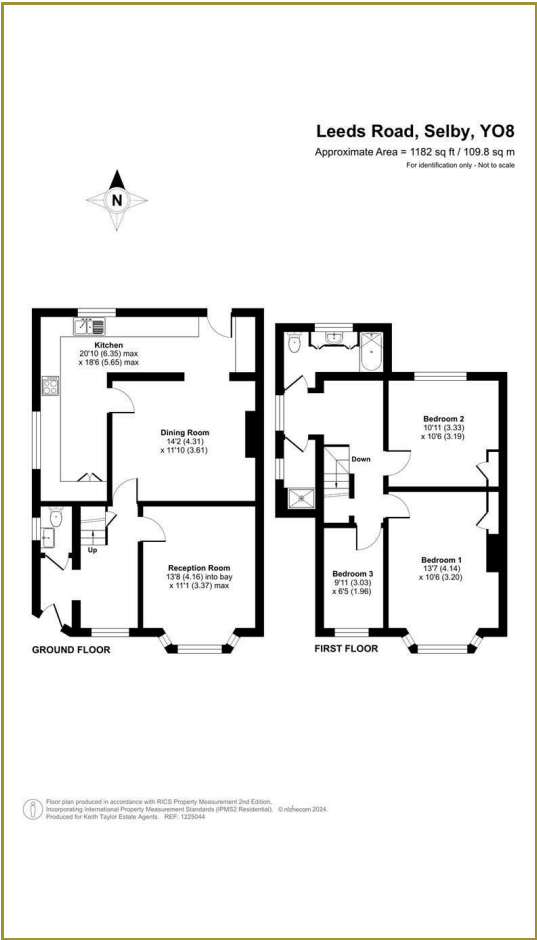
Tenure: Freehold

Services: Mains drainage, water, gas and electricity

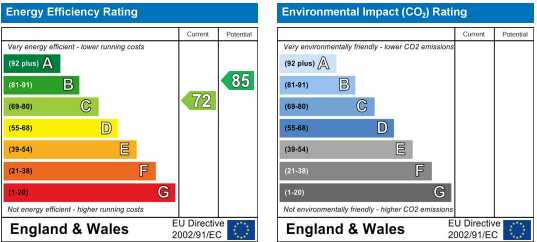
Area Map



Floor Plans



Energy Efficiency Graph



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