



Harmony House, 109 Leeds Road
Selby, YO8 4JG
Guide Price £735,000

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A substantial family sized home (over 3000 sq ft) with indoor swimming pool and spa. Located on the very desirable Leeds Road, this distinctive property offers vast amount of possibilities with a versatile layout and the potential to enhance further. Currently laid out as a 3 bedroom home which can easily be adapted to create further rooms. This quality property is ready to view and comprises; entrance hallway, 20ft lounge, large kitchen with fitted appliances, dining room, study/playroom, utility and boot room, WC, adjoined swimming pool with sauna and steam/shower room, first floor landing, three first floor double bedrooms, 19ft dressing room (formerly master bedroom) and three piece bathroom suite.

To the outside is a generous gated front driveway with attached brick store, side access to a fabulous rear garden with timber built bar/function space, shepherd's hut, lawn, mature flower borders and multiple sitting areas.

An accompanied viewing of this fabulous property is highly recommended.

Entrance Hallway

Composite entrance door, window to side, tiled flooring, single panelled radiator, recessed spotlights, power points, carpeted stairs to first floor, understairs cupboard

Lounge

uPVC window to front, gas fire with hearth, laminate flooring, radiators, TV and power points

Kitchen

Fitted wall and base units with granite top, sink and draining board, space and plumbing for appliances, recessed spotlights, radiator, power points

Breakfast Area

Double glazed windows to side and rear, door to garden, tiled flooring, radiators, spotlights

Dining Area

French doors to garden, glazed windows and roof, laminate flooring, radiators, power points

Study/Play Room

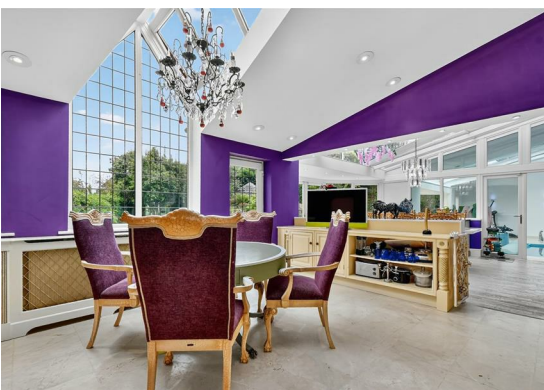
uPVC windows to front and side, vinyl flooring, radiators, spotlights, power points

Utility Room

Composite door to side, fitted wall and base units, Belfast sink, tiled flooring, double panelled radiator, power points

Boot Room

Stable door, tiled flooring, spotlights





WC

Low level WC, tiled flooring, spotlights

Pool Room

82'0"ft x 91'10"ft (25ft x 28ft)

Glazed door to garden, fully tiled, TV and power points

Shower Room

Walk-in shower room with steam room function, separate sauna, low level 'Toto' WC,, plant room

First Floor Landing

Window to rear, carpeting flooring, power points, spotlights

Bedroom 2

Window to front, carpeting flooring, radiator, walk-in cupboard, spotlights, power points

Large Dressing Room (Formerly Master Bedroom)

Windows to front and rear, fitted wardrobes, carpeting flooring, spotlights, power points, radiator

Bedroom 3

Window to front, carpeting flooring, radiator, spotlights, power points

Bedroom 4

Window to rear, fitted wardrobes, carpeting flooring, radiators, spotlights

Bathroom

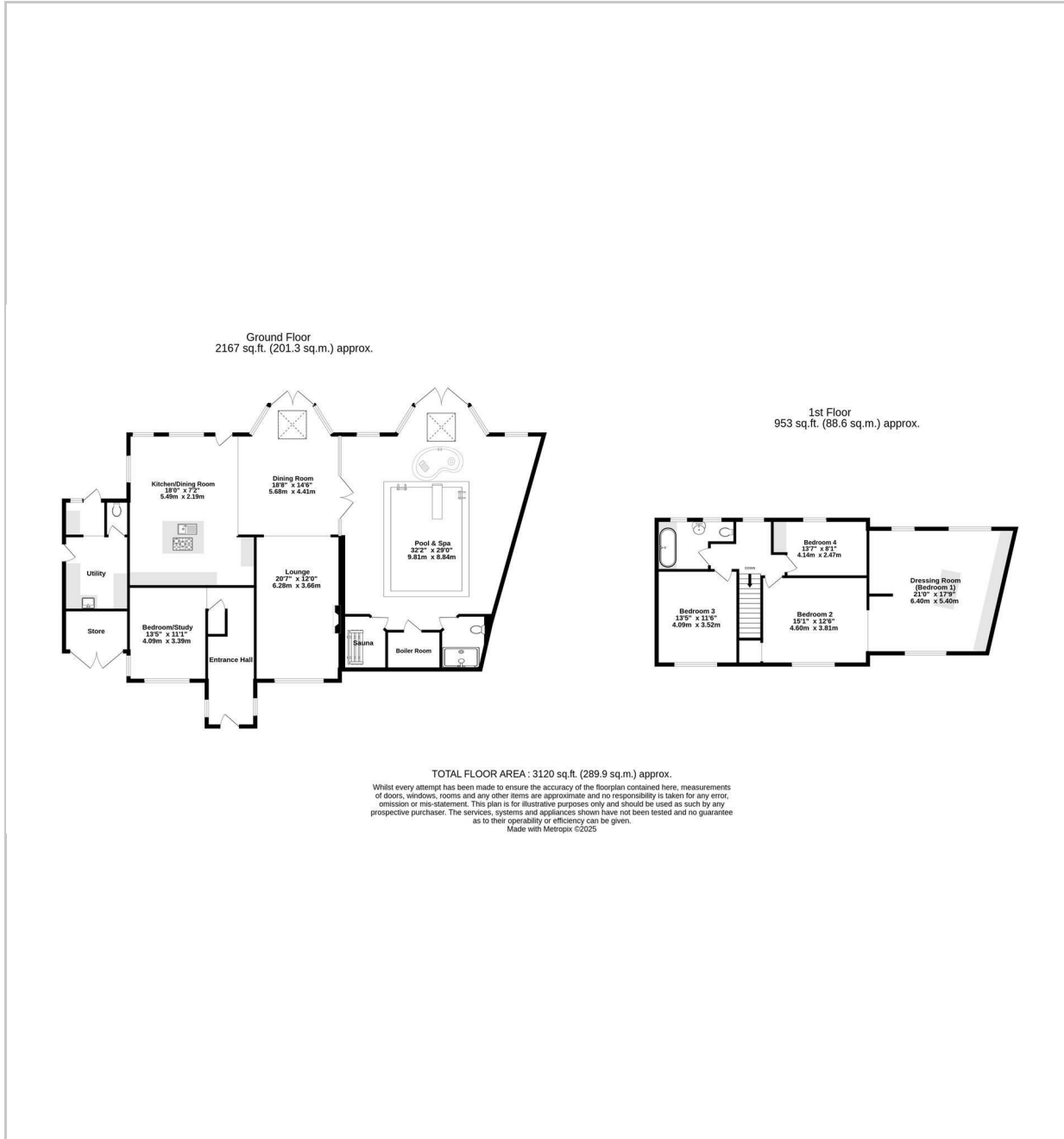
Two opaque windows to rear, panelled bath with tiled surround, waterfall shower head and waterfall tap, low level 'Toto' WC, wash hand basin, radiator, carpeted flooring

Outside

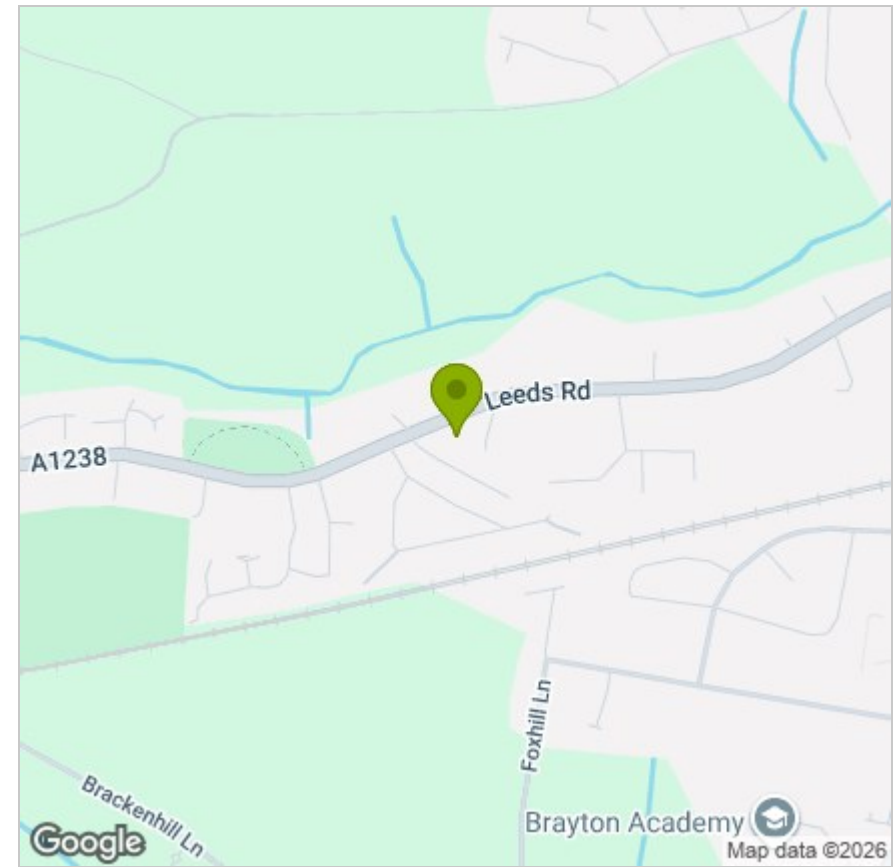
Gated front gravelled driveway with large beautifully designed electric gates, attached brick store, side access, rear lawned garden, multiple paved patio areas, large timber built bar/function space, shepherd's hut, fence and hedge boundary, outside tap



FLOOR PLAN



LOCATION



EPC

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | 67 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

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