



Leeds Road, Selby, YO8 4JG

In Excess of **£325,000**





- Beautiful Extended 3 Bed Semi-Detached House.
- South Facing Rear Garden
- 102 Sq.M/ 1101 Sq. Ft.
- Mains Electricity. Mains Gas Central Heating (Underfloor Heating to lounge/Dining Kitchen)
- Mains Water Supply. Mains Sewerage
- Broadband: FTTP. Mobile: 5G
- Brick Built Construction
- FREEHOLD
- EPC Rating 'D' (68)
- Council Tax Band 'D'



Pull up on the driveway at the front of the house which can accommodate four cars. Make your way to the side of the house to the side entrance door. Step inside to discover the elegant accommodation waiting within. Hang up your coat in the hallway, before continuing into the cosy lounge, which is currently used as a play room.

This dream of a kitchen has the 'wow-factor'. This open plan space is perfect for open plan, family living. Cream, 'Shaker style' kitchen units with chunky wood effect work-surfaces make a 'work-hard, play-hard' ethos possible.

To the side of the kitchen is a handy utility space with kitchen units and work-surfaces. Beyond the utility is the fully-tiled ground floor cloaks/w.c

Take the white spindled staircase upstairs and emerge onto the landing with its impressive tall ceilings leading the way to three bedrooms and the family bathroom.

The Principal bedroom is a generous 'double' with large bay window. The second bedroom is a 'double' which overlooks the rear garden. The third bedroom is at the front of the property and is a good-sized single. Refresh and unwind in the Italian tiled, family bathroom with 'P' Shaped bath with shower over, vanity wash hand basin and w.c set within bathroom furniture.

Outside: The hedged perimeter, ensures privacy from the roadside. The low maintenance front garden is immaculately kept with specimen shrubs. To the rear is a generous lawned garden with patio area and ample space for sheds, playhouses, trampolines and anything else you family's heart desires.

Important Information

- The boiler was installed in April 2018, however it was last service in 2025
- Garage conversion carried out in 2023

Property Information Disclaimer

The information in this property listing has been provided by the vendor and/or third-party sources. While we make every reasonable effort to ensure the accuracy of the information, we cannot guarantee its completeness or reliability, and no reliance should be placed on it as a statement of fact.

We advise all prospective purchasers to:

- Verify the information independently before making any transactional decisions
- Conduct their own inspections, surveys and searches
- Seek independent legal and professional advice as appropriate.

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No person in this firm's employment has the authority to make or give any representation or warranty in respect of this property.

All viewing appointments to be arranged via JP Harll. If you require clarification on any point, then please contact us especially if you are travelling some distance to view.

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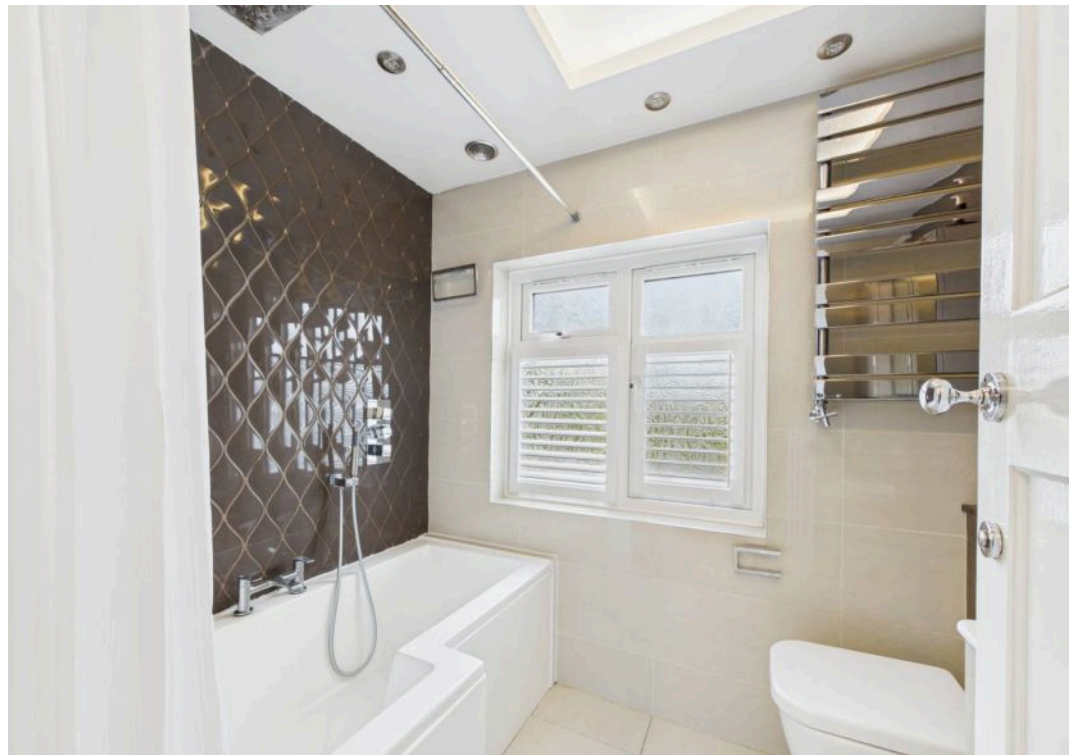
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Our opening hours are Monday to Friday 9.00 to 17.30 and Saturdays 9.00 to 16.00

Should you wish to arrange a viewing, please contact us on 01757 709955









Ground Floor

Approximate total area⁽¹⁾

102.33 m²

1101.47 ft²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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JP Harll

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