



## 17 Leeds Road, Selby

£875,000

- Magnificent Detached Residence
- Impressive Open Plan Kitchen / Living Area
- Two En-Suites & Stylish House Bathroom
- EER 64 (D)
- Set Within Approx Half an Acre of Grounds
- Utility, Stylish Cloaks/WC
- Substantial Double Garage
- 4 Reception Rooms
- 6 Bedrooms
- Beautiful Gardens with Pond & Pergola

An exceptional opportunity to acquire this magnificent detached residence, originally constructed in the early 1900s and thoughtfully extended to create a unique and truly bespoke home, set within approximately half an acre of beautifully maintained grounds.



Number 17 Leeds Road began life as a handsome double-fronted farmhouse, once owning much of the surrounding land. Over the years, and more recently under the careful stewardship of the present owners, the property has undergone a comprehensive programme of restoration, reconfiguration, and sympathetic extension.

In 2006, a significant two-storey extension was added, enhancing the home with a spectacular open-plan living kitchen, a separate utility, and a double garage. The first floor gained three further bedrooms and an additional house bathroom, creating generous family accommodation while retaining the home's period charm.

Throughout their tenure, the current owners have maintained the property to an exceptional standard, both inside and out. Rich in character and history, this is one of the oldest homes along Leeds Road, showcasing traditional features such as tall ceilings, deep decorative coving, and generously proportioned rooms that exude timeless elegance.

The welcoming entrance, located via the newer extension, opens into a hallway that flows seamlessly into the heart of the home – the impressive open-plan kitchen and living area. At its centre sits a striking L-shaped island, complemented by bespoke oak shaker-style cabinetry topped with polished black granite work surfaces. Integrated appliances and an inset sink complete the space, while large windows, French doors, and full-height glazing bathe the room in natural light. An adjoining dining area creates the perfect setting for both everyday living and entertaining.

A central hallway leads into the original portion of the house, where three versatile reception rooms and a home office can be found. Each space benefits from period proportions, tall ceilings, and abundant natural light, while the principal sitting rooms feature charming bay-fronted windows. The ground floor accommodation is completed by a stylish cloakroom/WC, thoughtfully designed with built-in storage to combine practicality and convenience.

The ground floor retains a traditional arrangement of rooms, offering a wealth of flexibility for modern living. From the impressive entrance lobby, a fine turned staircase rises to the first-floor landing, giving a glimpse of the grandeur and history woven throughout this outstanding home.

An impressive and spacious first-floor landing leads to three well-appointed bedrooms and a beautifully finished house bathroom. The principal suite is undoubtedly the standout feature, extending to almost 270 sq.ft and further enhanced by a private walk-in wardrobe and a luxurious en suite. Generous in scale, the en suite is finished with full-height tiling and elegant flooring, featuring a centrally positioned oval bath, a corner shower, a contemporary wash basin, and a low-flush WC.

The remaining two bedrooms are served by the principal house bathroom, which has been recently updated by the current owners. Stylishly appointed, it features a large walk-in shower, contemporary wash basin, and low-flush WC, all complemented by full-height grey tiling and striking chequered tiled flooring.

Flowing seamlessly into the two-storey extension, the first floor is further enhanced by three additional bedrooms and a secondary house bathroom, designed in a convenient Jack-and-Jill arrangement between bedrooms three and four. Bedroom six, whilst the smallest of the collection, remains comfortably proportioned as a double room and offers excellent potential to be adapted into an en suite, subject to individual requirements.

Externally, the property is set back from Leeds Road in a commanding position, nestled within approximately 0.52 acre of private, beautifully landscaped grounds. Approached via a long, sweeping block-paved driveway, flanked by mature trees and established shrubs, the approach sets the tone for the elegance and seclusion the home enjoys. The drive leads to a generous area of off-street parking, perfectly complementing the property's impressive façade.

The grounds themselves are a true highlight, carefully curated by the present owners to provide the ideal family setting, with distinct spaces designed for all ages to enjoy. A substantial boundary wall along Leeds Road is softened by an abundance of established trees, ensuring a remarkable degree of privacy while framing the property within its verdant surroundings.

Predominantly laid to lawn, the gardens are interwoven with thoughtfully designed pathways and feature an extensive rear garden enclosed by fencing and mature tree-lined borders. Immediately to the rear lies a charming brick-built pond with decked edging, offering a tranquil focal point. Beyond, a broad south-facing patio provides an idyllic setting for al fresco dining and entertaining, benefiting from day-long sunshine.

In recent years, a timber-framed pergola with a tiled apex roof has been added, creating a striking yet practical feature designed to house a hot tub – the perfect spot to unwind.

A substantial double garage is incorporated into the home, accessed via large triple doors and fitted with power, lighting, and additional storage space. For convenience, there is also direct internal access from the garage into the property.

In total, the residence extends to an impressive 4,219 sq.ft of versatile living accommodation, showcasing a perfect blend of period charm and modern refinement. Positioned along one of the area's most prestigious addresses, this is a home of rare distinction.

Viewings are strongly encouraged and are to be arranged strictly by appointment only.

Tenure: Freehold

Services/Utilities: Mains Gas, Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 1600\* Mbps download speed

EPC Rating: 64 (D)

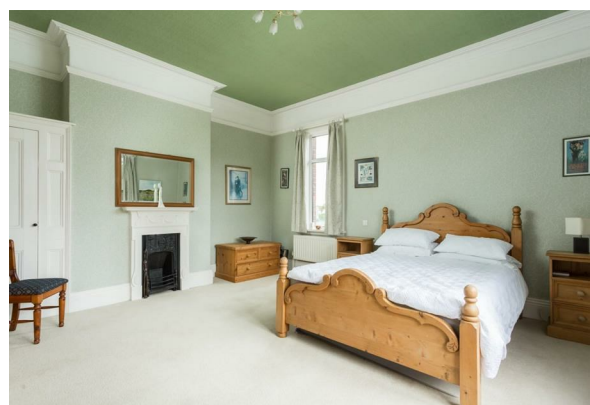
Council Tax: North Yorkshire Council Band G

Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

Viewings: Strictly via the selling agent – Stephensons Estate Agents – 01757 706707

\*Download speeds vary by broadband providers so please check with them before purchasing.

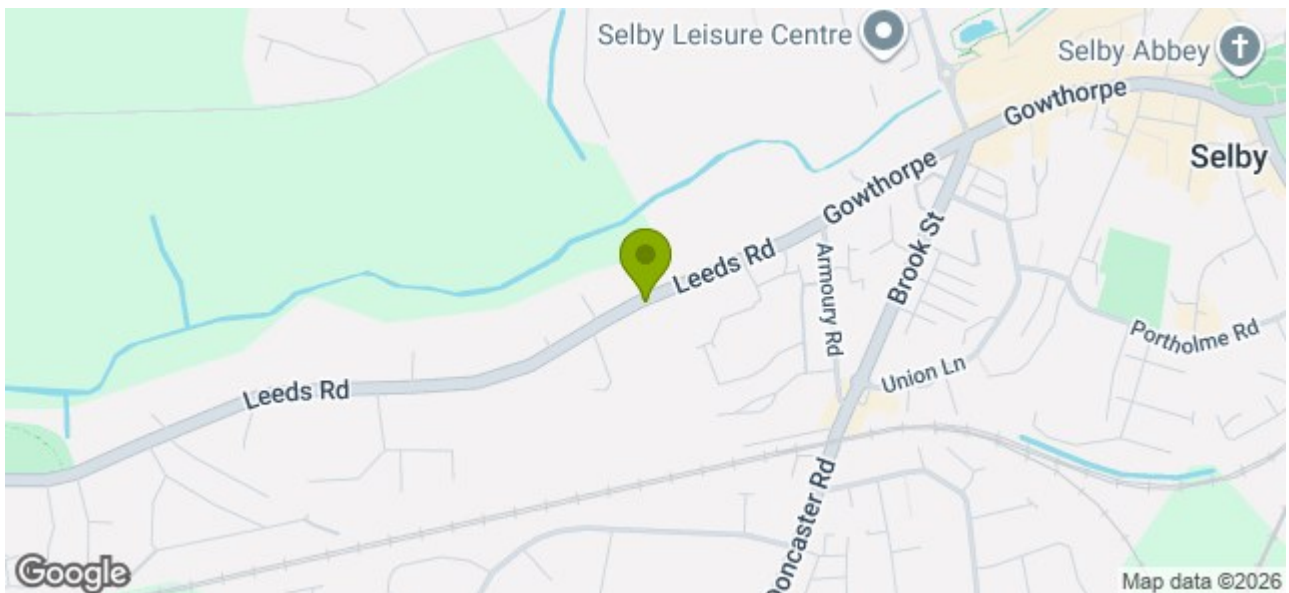
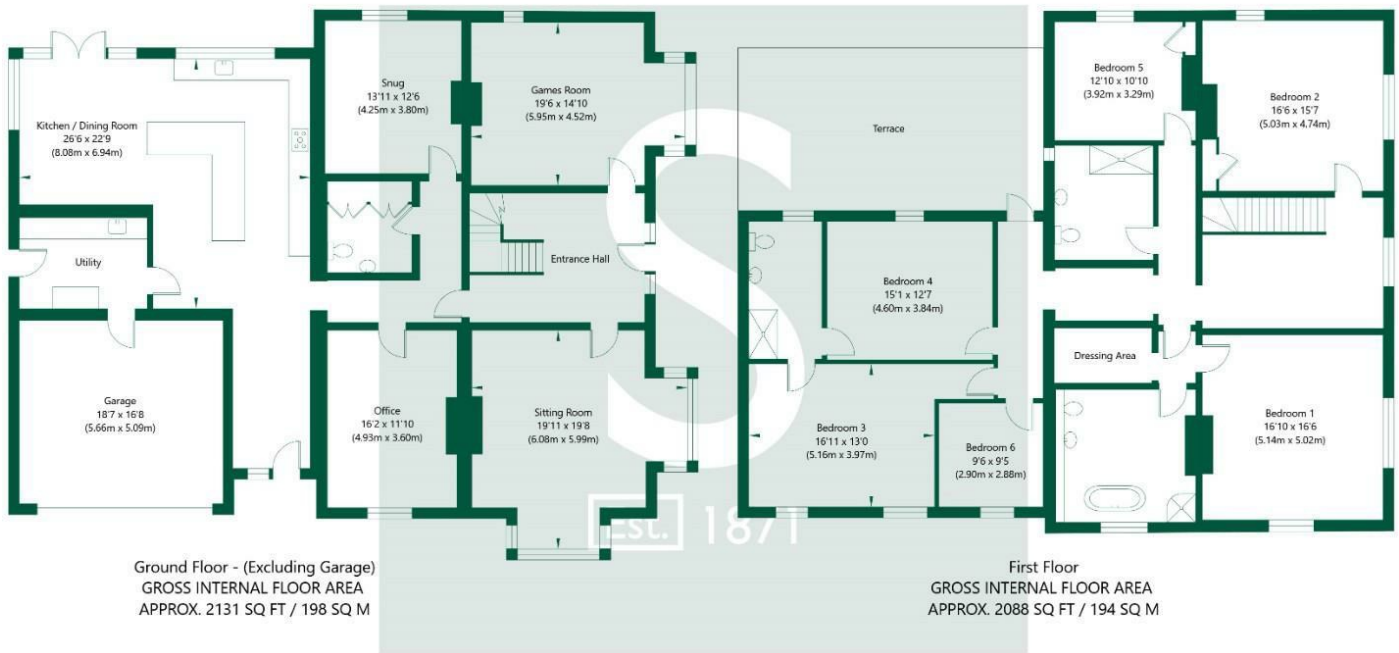








# Leeds Road, Selby, YO8 4HU



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