



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

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

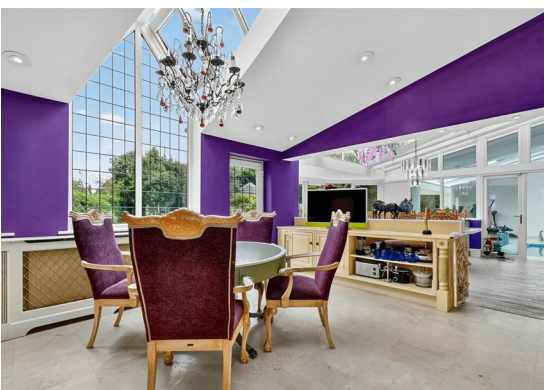
uPVC windows to front and side, vinyl flooring, radiators, spotlights, power points

### 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**

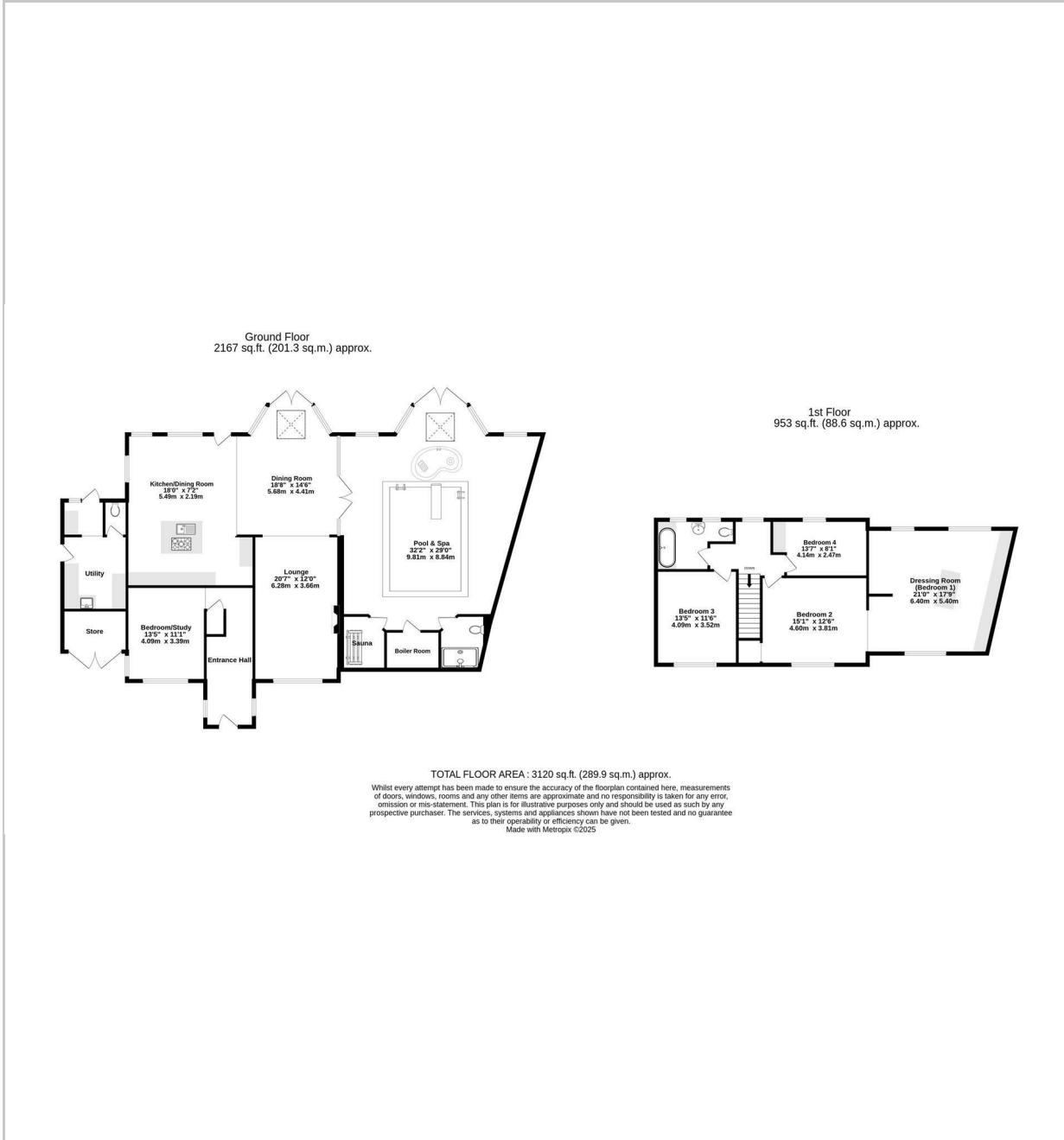
Two opaque windows to rear, panelled bath with tiled surround, waterfall shower head and waterfall tap, low level 'Toto' WC, wash hand basin, radiator, carpeted flooring

**Outside**

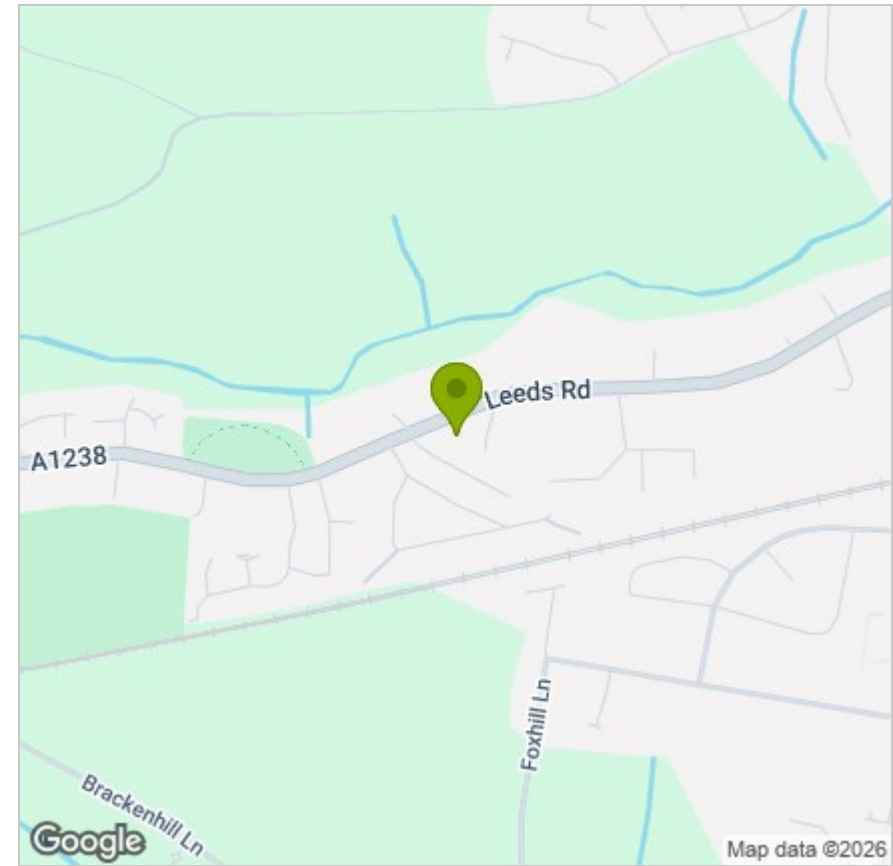
Gated front gravelled driveway with large beautifully designed electric gates, attached brick store, side access, rear lawned garden, multiple paved patio areas, large timber built bar/function space, shepherd's hut, fence and hedge boundary, outside tap



# FLOOR PLAN



# LOCATION



# EPC

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

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