Stoneacre Properties









Selby Road, Leeds, LS15 7HT

£625,000

Set back from Selby Road is this stunning detached house that is a unique gem offering both space and modern living. With five generously sized bedrooms, including a magnificent master suite on the top floor complete with a beautiful ensuite, this property is perfect for families seeking comfort and style.

The first floor features four additional bedrooms, providing ample space for family or guests, alongside a well-appointed house bathroom. The ground floor is designed for contemporary living, boasting a large kitchen/diner/family room, making it ideal for entertaining. The utility room and convenient guest WC add to the practicality of this home. The living room is a highlight, featuring a striking media wall and a stylish fire, creating a warm and inviting atmosphere. Set over three floors, this property is not only spacious but also thoughtfully designed with high specifications throughout. Outside, the large plot offers plenty of parking at the front, while the rear garden, mainly laid to lawn, provides a lovely outdoor space for relaxation and play. Additionally, an outbuilding currently serves as a gym, adding further versatility to this exceptional home. Conveniently located close to Temple Newsam, this property enjoys easy access to transport links into Leeds city centre, as well as being in proximity to local shops and schools. This is a rare opportunity to acquire a truly remarkable home.

Kitchen/Diner/Family Room



A stunning and exceptionally stylish open-plan kitchen/diner, forming the true heart of this impressive home. Beautifully appointed with a sleek central island, a comprehensive range of integrated appliances and an abundance of contemporary storage, the kitchen is both highly functional and effortlessly stylish. The generous layout provides an excellent dining area alongside a dedicated sitting space, creating a versatile environment ideal for both entertaining and relaxed family living. The room is further enhanced by striking bi-folding doors, flooding the space with natural light and opening directly onto the garden, creating a seamless connection between the indoor and outdoor living areas. Finished to a high specification with a distinctly modern feel, this exceptional space perfectly combines luxury, practicality and contemporary design.

Utility

A practical and well-designed utility room with plumbing and connections for a washing machine, along with dedicated space for a dryer. The room also benefits from wall and base units, providing excellent storage for laundry essentials, cleaning supplies and household items. An ideal space for keeping laundry and everyday storage neatly organised and separate from the main living areas.

Guest WC



Fitted with a wc with built in wash hand basin.

Lounge



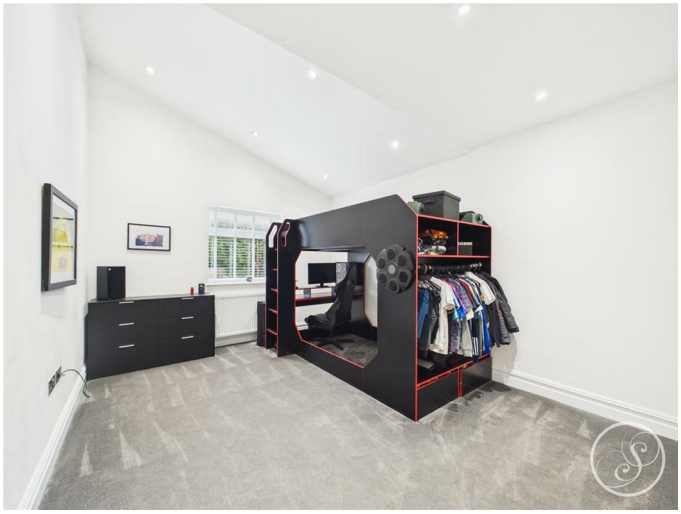
Beautifully presented and finished to an exceptionally high standard, this ultra-modern and stylish living room offers a bright and welcoming space. Two double-glazed windows to the front aspect provide an abundance of natural light, complemented by a central heating radiator for year-round comfort. The contemporary media wall creates a striking focal point, with provision for the television to be inset above a feature fire, adding both style and warmth to the room. A sophisticated and inviting space, perfect for relaxing and entertaining.

First Floor Landing



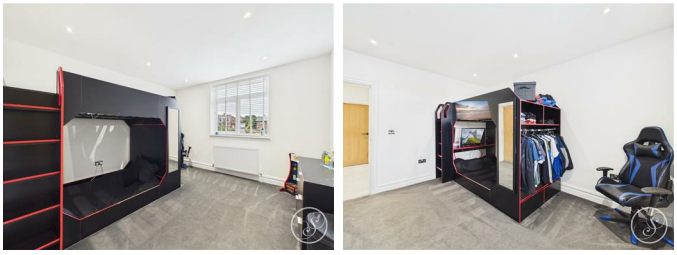
A spacious and welcoming landing providing access to four well-proportioned bedrooms, with the added benefit of a built-in storage cupboard, offering a useful additional storage space. A staircase leads upwards to the second floor, where the master bedroom is located, creating a sense of privacy and separation from the remaining bedrooms.

Bedroom Two



Double room with central heating radiator and a double glazed window.

Bedroom Three



Double room with central heating radiator and a double glazed window.

Bedroom Four



Double room with a central heating radiator and a double glazed window.

Bedroom Five




Double room with a central heating radiator and a double glazed window.

Bathroom






A beautifully appointed contemporary bathroom offering a refined blend of luxury, style and functionality. The elegant suite comprises a generous bath, wall-mounted vanity wash hand basin and WC, alongside a spacious walk-in shower finished with sleek modern fittings. High-quality contemporary tiling creates a sophisticated and cohesive aesthetic, while the heated towel rail adds a touch of everyday indulgence. A double-glazed window floods the room with natural light and provides excellent ventilation. Finished to an impressive modern standard, this luxurious bathroom provides a tranquil and stylish space for relaxation and everyday living.

Second Floor

Master Bedroom






A spacious and bright master bedroom situated on the second floor, offering an excellent combination of natural light, storage and comfort. The room benefits from two Velux windows and two double-glazed windows, creating a light and airy atmosphere throughout. The bedroom is heated by three central heating radiators and features useful eaves storage, providing additional space for belongings. There are also built-in wardrobes, offering generous fitted storage. The room benefits from direct access to its own private ensuite, making it an ideal and comfortable principal bedroom.

Ensuite Shower Room




A beautifully appointed modern ensuite shower room, finished to a high contemporary standard with stylish tiling. The space features a sleek vanity unit with a stylish wash hand basin, complemented by a striking black WC and coordinating black heated towel rail. A generous walk-in shower is enhanced by a contemporary black-framed glass enclosure, creating a clean and elegant focal point. Contemporary wall and floor tiling add texture and visual appeal, while a Velux window provides an abundance of natural light and a bright, airy feel. A smart, stylish and practical ensuite designed with modern living in mind.

External



Set well back from Selby Road, the property enjoys a generous frontage with ample off-road parking for multiple vehicles. To the rear is a substantial, private garden, predominantly laid to lawn, with a paved patio area providing an ideal space for outdoor dining and entertaining. The garden also benefits from a useful outbuilding, currently arranged as a gym, offering excellent versatility for a range of uses.

Outbuilding/Gym



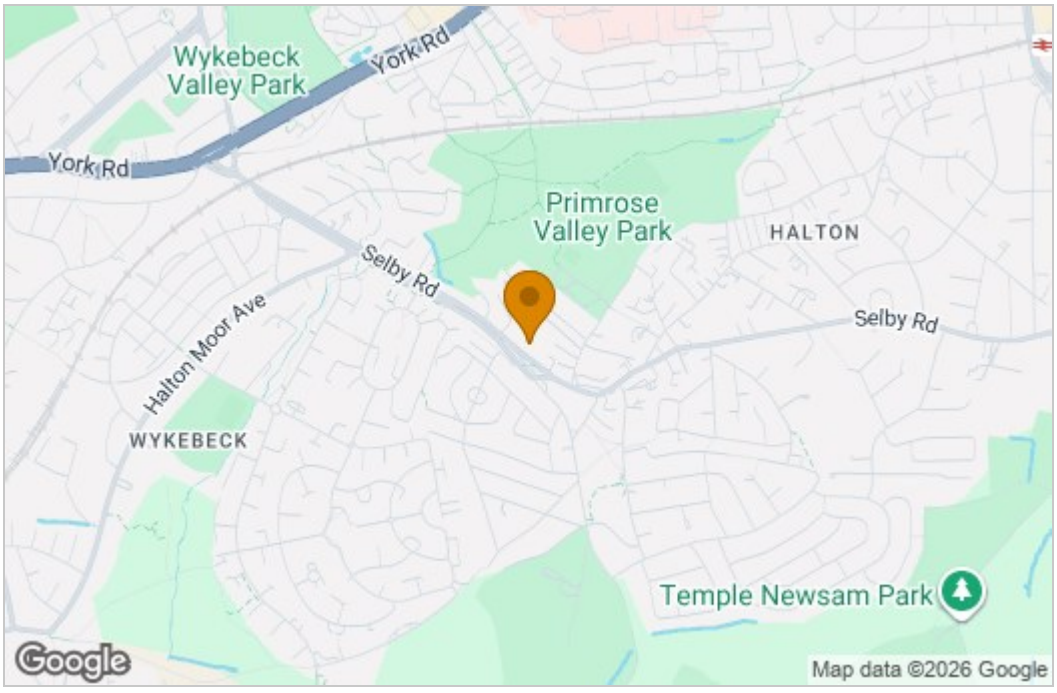


Versatile and well-appointed outbuilding currently used as a home gym. The space benefits from excellent natural light through two windows, with French doors providing convenient access to the garden and allowing plenty of additional light into the room. The outbuilding has mains power and lighting, making it suitable for a variety of uses, subject to any necessary permissions.

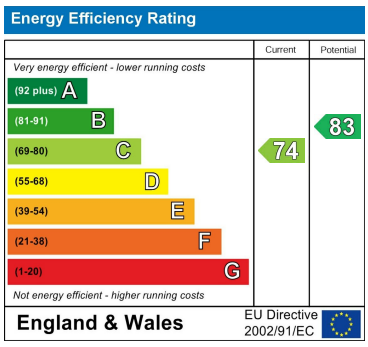
Floor Plan

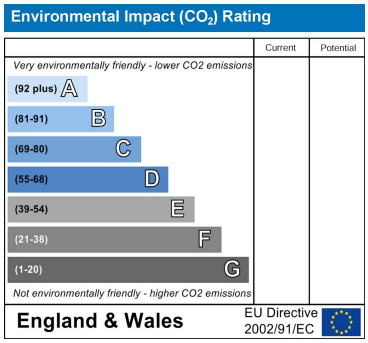


Area Map



Energy Efficiency Graph





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1 Colton Road, Leeds, West Yorkshire, LS15 9AA
Tel: 0113 260 9111 Email:
east@stoneacreproperties.co.uk https://www.stoneacreproperties.co.uk

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