



**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 0PU**

**£335,000**

Offer to the market is this extended spacious three bedroom semi detached house located on Selby Road. This property presents an ideal opportunity for families or professionals alike. Situated in a popular area this property is close to local amenities, including shops, schools and transport links making it practical for everyday life. The property comprises of a large entrance hall way, lounge, kitchen, dining room, first floor landing, three bedrooms and bathroom. Externally the property benefits from off street parking, a garage and gardens to the front, side and rear. The combination of comfort, space and location makes this semi detached property a wonderful place to call home. Please call the office on 0113 260 9111 to arrange a viewing.

## ENTRANCE HALL WAY



Large entrance. Door to the front elevation. Central heating radiator. Storage cupboard.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Gas fire with feature surround.

## KITCHEN



Double glazed window to the rear. Range of wall and base units. Integrated electric cooker with gas hob and extractor fan above. Plumbing for washing machine. Sink and drainer. Space for under counter fridge. Central heating radiator. Door leading to the rear garden.

## DINING ROOM



French doors giving access to the rear garden. Central heating radiator.

## FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



Two double glazed windows to the front elevation. Central heating radiators.



## BEDROOM TWO



Double glazed window to the rear. Central heating radiator.

## BEDROOM THREE



Double glazed window to the front elevation. Central heating radiator.

## BATHROOM



Double glazed frosted window to the rear. Low flush w.c. Bath. Shower cubicle. Two wash hand basins. Storage cupboard.

## EXTERNAL



Garden to the front, side and the rear of the property. Garage. Parking for two cars.

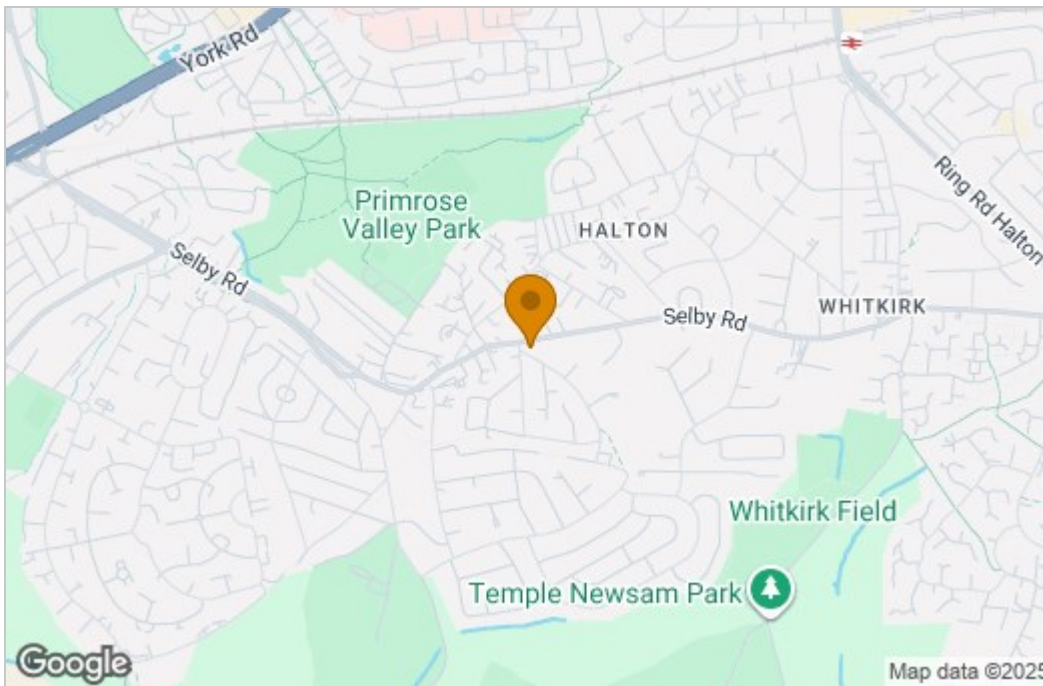
## GARAGE



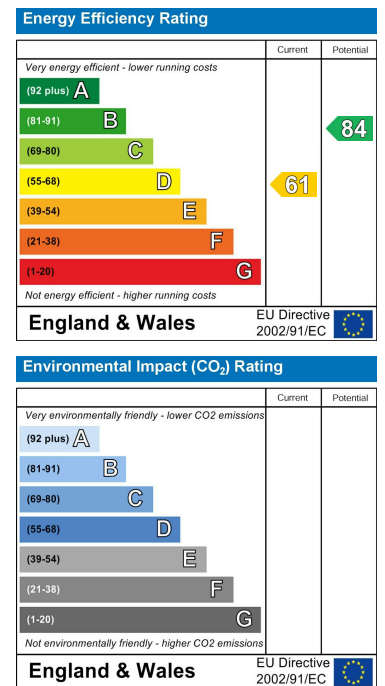
# Floor Plan



# Area Map



# Energy Efficiency Graph



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