



**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 7SJ**

**£290,000**

Offered to the market is this well presented three bedroom semi detached house located on Selby Road, Leeds. The property is situated in a popular location close to all local amenities including: shops, schools and transport links. The property briefly comprises of: entrance hall way, lounge, kitchen/diner, first floor landing, three bedrooms and family bathroom. Externally the property benefits from an enclosed rear garden with grass laid to lawn. Garage to rear with power and lights. Driveway to the front providing off street parking for multiple cars. This property is not one to be missed to arrange your viewing please contact the office today.



## ENTRANCE HALL WAY

Door to the front elevation. Central heating radiator.

## LOUNGE



Double glazed window to the front elevation. Central heating radiator. Fire with surround.

## KITCHEN/DINER



Range of wall and base units. Integrated fridge/freezer. Integrated oven with gas hob and extractor fan above. Integrated microwave. Integrated dishwasher. Plumbing for washing machine. Space for dining table and chairs. Double glazed window to the rear elevation. French doors leading to the rear. Storage cupboard.

## FIRST FLOOR LANDING

Double glazed window to the side elevation. Loft access.

## BEDROOM ONE



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

## BEDROOM TWO



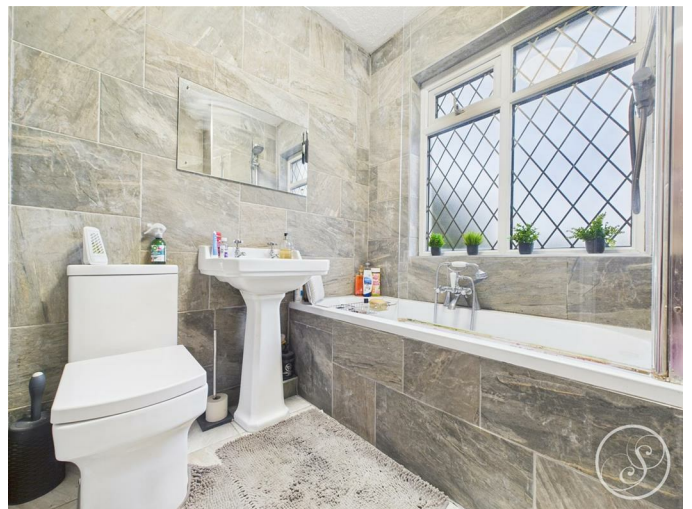
Double glazed window to the rear elevation. Fitted wardrobes. Central heating radiator.

## BEDROOM THREE



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

## BATHROOM



Double glazed frosted window to the rear elevation. Bath with shower above. Low flush w.c. Wash hand basin. Heated towel rail.

## EXTERNAL



Grass laid to lawn to the rear elevation. Garage to the rear with power and lights. Driveway to the front providing off street parking for multiple cars.

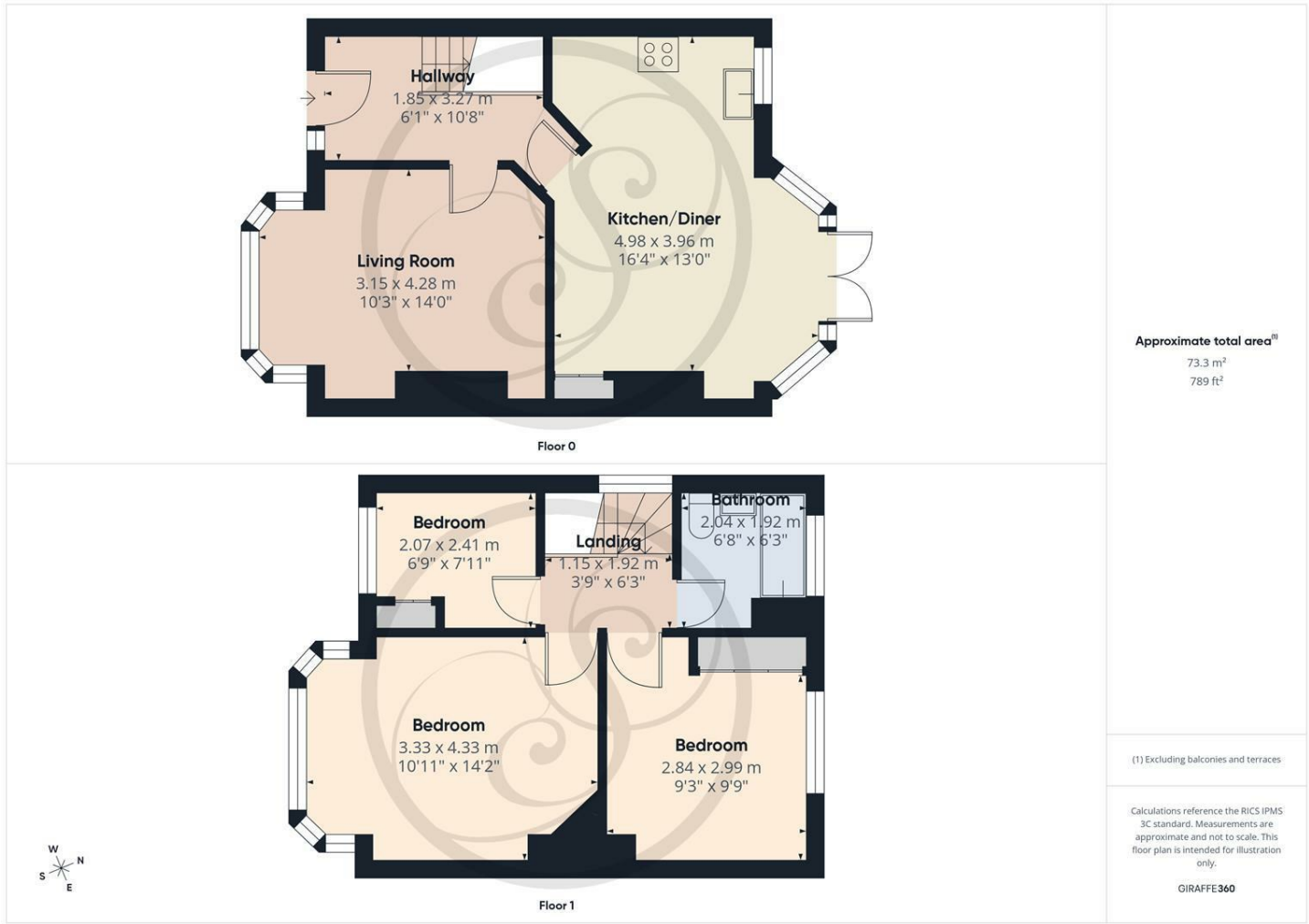
## GARAGE



Power and lights.



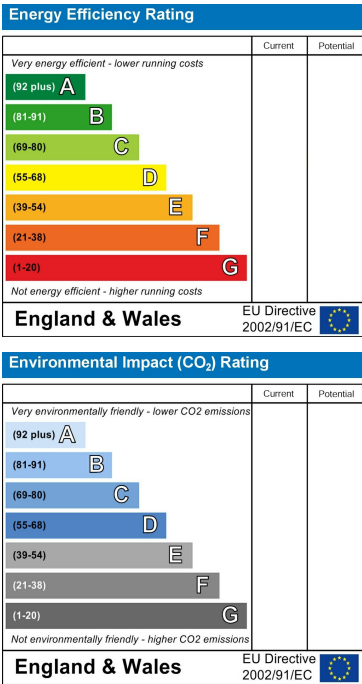
Floor Plan



Area Map



Energy Efficiency Graph



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