



**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 0PG**

**£350,000**

Stoneacre Properties are delighted to offer for sale this wonderful semi detached family home. The property is located on Selby Road so has easy access to all the local amenities, schools and the wide open space at Temple Newsam. The property boasts an inviting entrance hall, guest wc, lounge with log burner, dining area and modern fitted kitchen. To the first floor is three bedrooms and a bathroom/separate wc. externally the property has ample off road parking and a large rear garden. This property must be viewed to appreciate all that it has to offer.

## Entrance Hall



Door to front. Two glass window panels. Central heating radiator. Staircase leading to first floor.

## Guest WC

Fitted with a wc and vanity wash hand basin. In addition there is a window to the side elevation.

## Lounge



To the front is a double glazed bay window. Central heating radiator. Log burner with feature surround.

## Dining Area



Electric fire. Central heating radiator. Double glazed window to rear. Open plan into kitchen.

## Kitchen



Fitted with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Electric oven and gas hob with cooker hood over. Space for fridge/freezer. Tall central heating radiator. Door to rear. Double glazed window to rear.

## First Floor Landing



## Bedroom One



To the front is a double glazed bay window. Central heating radiator.

## Bedroom Two



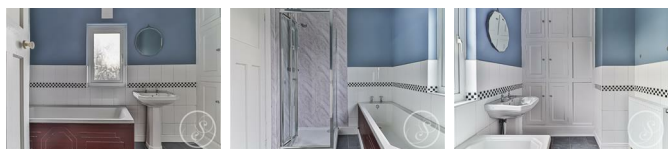
To the rear is a double glazed window. Central heating radiator.

### Bedroom Three



To the front is a double glazed window. Central heating radiator.

### Bathroom



Fitted with a bath, shower cubicle and wash hand basin. In addition there is part tiling, built in storage, central heating radiator and a double glazed window to the rear.

### Separate WC

Fitted with a wc. In addition there is a double glazed window to side and part tiling.

### External



To the front is ample off street parking. To the rear is a large garden that is mainly laid to lawn.

# Floor Plan

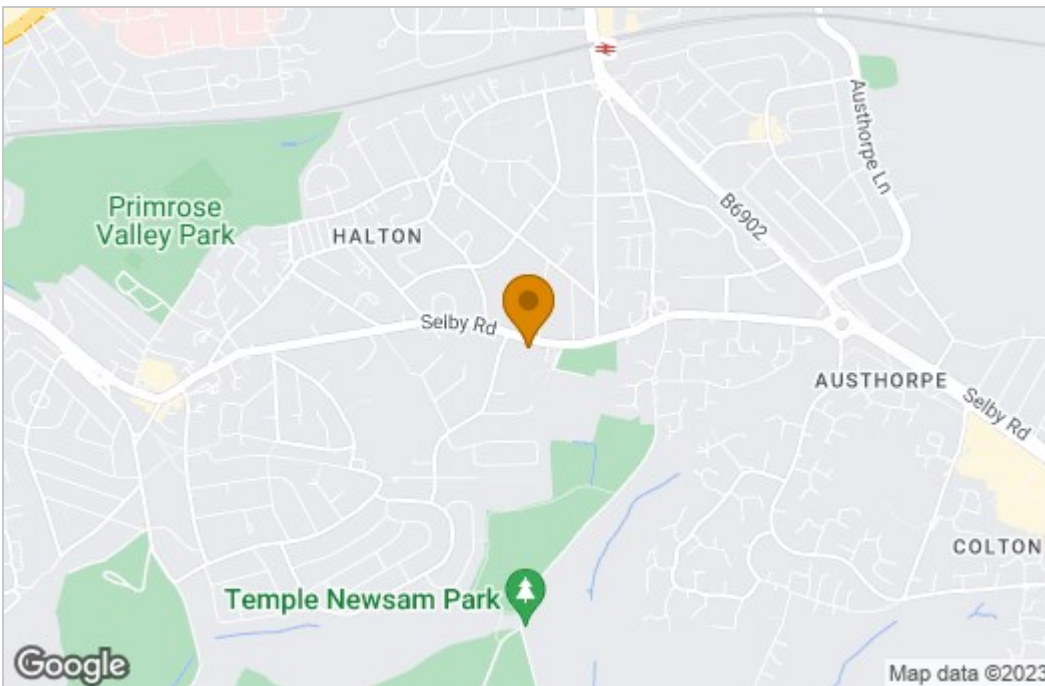


Selby Road, Halton, LS15 0PG

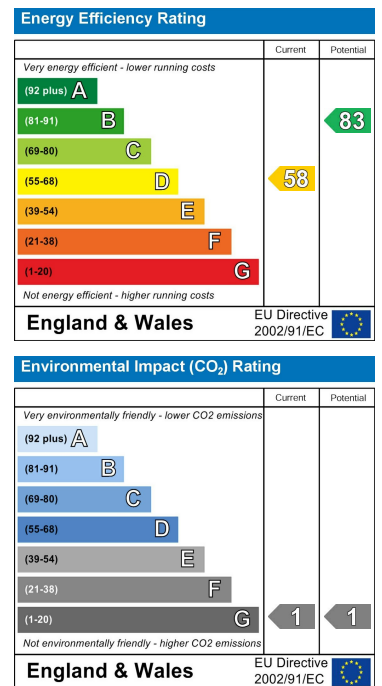
Total Area: 105.8 m<sup>2</sup> ... 1139 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows and rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statement. The plan is for illustrative purposes only and should be used as such.

# Area Map



# Energy Efficiency Graph



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