



**Stoneacre**  
Properties



**Selby Road, Leeds, LS15 0PU**  
**Offers Over £375,000**

**\*\*\*SIMPLY STUNNING AND LUXURIOUS PROPERTY BOASTING SPACE, STYLE AND ELEGANCE\*\*\*** Stoneacre Properties are delighted to bring to the sales market this beautiful, light and modern five bedroom semi detached property with plenty of living space. Situated in a set back position on Selby Road the property feels quiet and peaceful yet is moments away from fantastic transport links, local amenities and primary and secondary schools. Extended, decorated and well maintained by the current owners, and arranged over three floors, the property boasts an entrance porch, large entrance hall, lounge, kitchen / diner, utility room, downstairs w/c, family/beauty room and a bar/cinema room, on the ground floor. On the two upper floors are five bedrooms and one bathroom and one shower room. Also present is an excellent outdoor space with patio and lawn areas and an outbuilding currently used as a gym. With too many features to list this property is ideal for families or anyone wanting a real wow factor and must be seen to be truly appreciated.

## FRONT EXTERIOR

Long driveway suitable for off street parking, wooden gates, lawn area,

## GROUND FLOOR

### ENTRANCE PORCH

Main entrance to the property, tiled floor, double glazed window

### ENTRANCE HALL



Radiator, stairway to first floor, entrance to all ground floor rooms, storage cupboard

### LOUNGE



Double glazed window, radiator, gas fire

### KITCHEN / DINER



Double glazed window, folding doors to the patio area at rear of property, radiator, range of modern fitted wall and floor units, sink basin, integrated appliances including fridge/freezer, dishwasher, wine cooler and microwave

## UTILITY ROOM



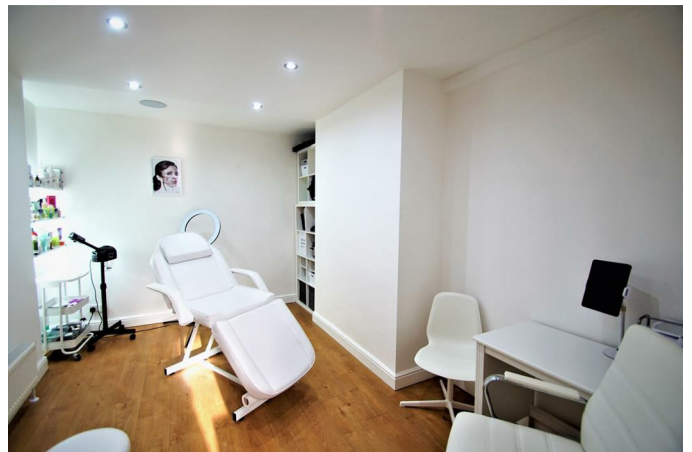
Radiator, sink basin, entrance to downstairs W/C

## DOWNSTAIRS W/C



Low level W/C, handwash basin

## FAMILY/BEAUTY ROOM



Radiator.

## BAR/CINEMA ROOM



Double glazed window, radiator

## FIRST FLOOR

Landing area with access to first floor rooms, stairway to second floor

**BEDROOM 1** 17'3" x 8'9" (5.255 x 2.662)



Double glazed window, radiator, fitted dressing unit, fitted wardrobes

**BEDROOM 2** 13'6" x 8'9" (4.112 x 2.678)



Double glazed window, radiator, fitted cupboard/wardrobe

**BEDROOM 3** 7'11" x 5'10" (2.410 x 1.790)



Double glazed window, radiator

## BATHROOM



Double glazed window, heated towel rail, bathtub, low level w/c, handwash basin, separate shower

## SECOND FLOOR

**BEDROOM 4** 11'6" x 9'2" (3.494 x 2.796)



Double glazed window, radiator

**BEDROOM 5** 11'0" x 10'7" (3.363 x 3.216)



Double glazed window (velux), radiator, fitted storage unit

### SHOWER ROOM 8'0" x 5'2" (2.429 x 1.582)



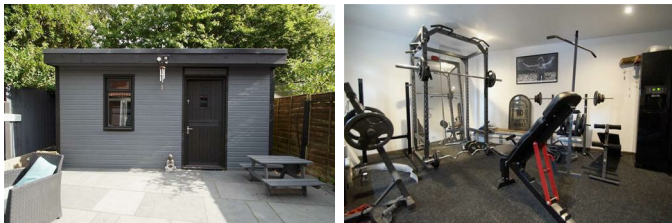
Double glazed window, heated towel rail, tiled floor and wall, low level w/c, handwash basin, shower unit

### REAR GARDEN



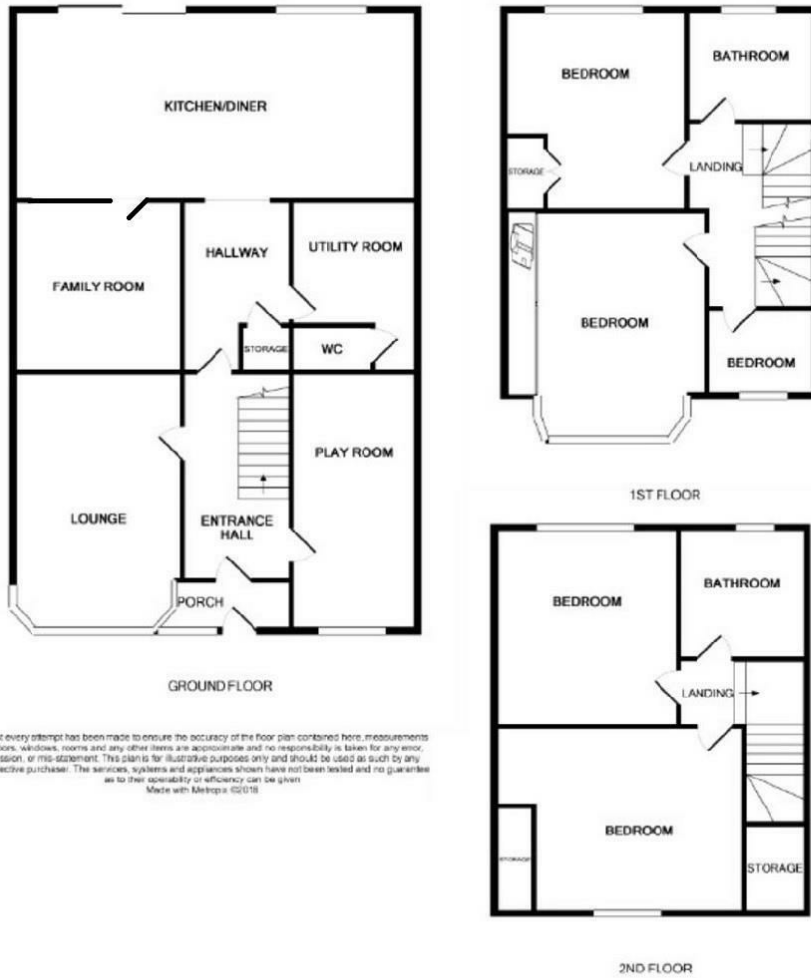
Enclosed patio garden with seating area and access to outbuilding

### OUTBUILDING

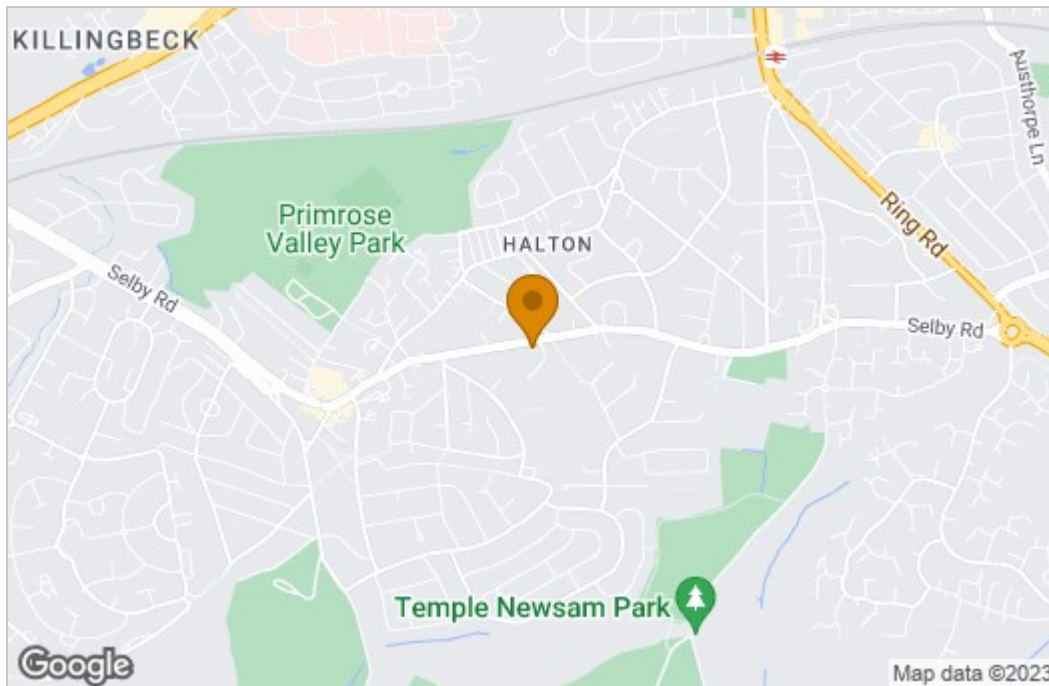


Lockable door, window, electric and tv connection inside, currently used as a gym by current owner

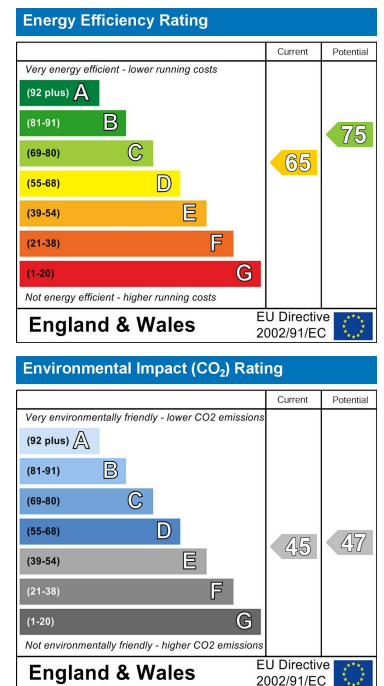
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.