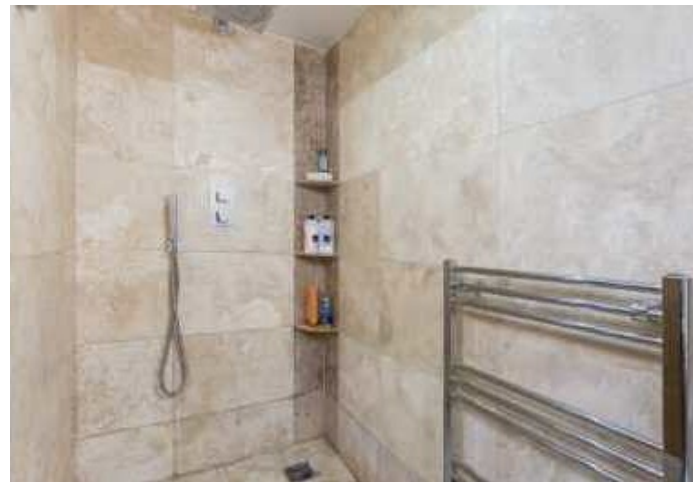




Stoneacre
Properties

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Selby Road, LS15 7HT

Offers In Excess

£575,000

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Sat	10:00 - 17:00
Sun	By Appointment

We are also available for out of hours appointments.

Stoneacre Properties, a leading Leeds Estate Agency, offer a one-stop property-shop serving North Leeds, East Leeds and beyond.

The prestigious offices in Chapel Allerton (North Leeds) and Whitkirk (East Leeds) provide residential sales and lettings, full property management services, all aspects of commercial property, legal services and in-house mortgage advice and financial planning.

Stoneacre Properties are delighted to offer for sale a very rare opportunity. This individual detached home boasts character and charm and was built in approximately 1846. The accommodation briefly comprises at ground floor level: entrance hall, lounge, dining room/Bedroom, fitted kitchen and a guest wc. A first floor split level landing gives access to three bedrooms the master benefitting from an ensuite bathroom and a house shower room. Externally the property benefits from extensive gardens and a swimming pool. In addition the property benefits from a separate self contained annexe suitable for a variety of different uses. The property is one not to be missed and viewing is highly recommended. The vendor has advised Stoneacre Properties that they have also obtained planning permission for a rear extension and two story side extension joining the Annexe to the main house.

- EPC
- DETACHED
- THREE BEDROOMS
- SUBSTANTIAL GARDENS
- AMPLE OF PARKING
- ANNEXE
- SWIMMING POOL

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BUY SELL RENT MANAGEMENT FINANCE LEGAL

Entrance Hall

Large and spacious hallway with stairs to first floor accommodation. Coving to ceiling. Keypad for gate entry system. Radiator.

Lounge

Electric fire with feature surround. French doors to side. Double glazed window to front. Radiator,

Dining Room/Bedroom Four

To the front is a double glazed window. Radiator. Currently used as a bedroom

Kitchen

Fitted kitchen with a range of wall and base units with work surfaces over incorporating a one and a half bowl sink and drainer unit. Five ring gas hob with cooker hood over. Double electric oven. Integrated washing machine and integrated fridge/freezer. Radiator. Door to rear. Window to rear.

Guest WC

Fitted with a wc and wash hand basin. Access to a large storage area.

First Floor Landing

Individual landing split over two levels. Feature porthole window to front of property. Coving to ceiling. Access to loft. Doors leading to bedrooms and shower room.

Bedroom One

Fitted wardrobes. Radiator. Double glazed window to front.

Ensuite

Fitted with a sunken Spa bath, his and hers sinks and a wc. In addition there is two shaver points, tiling and a heated towel rail.

Bedroom Two

Double glazed window to front. Radiator. Fitted wardrobes.

Bedroom Three

Double glazed window to rear and side. Radiator.

Shower Room

Fitted with a shower, wash hand basin and wc. In addition there is tiling and a heated towel rail.

External

Front

Large front garden with drive in and drive out facility with parking for numerous vehicles. Large lawned area with mature shrubs and border plans. Archway with wrought iron gate leads to the rear garden and annex.

Rear





Fantastic garden with lots of hidden corners: Courtyard with further land to the side. Steps lead up to the rest of the garden perfect for summer entertaining. The garden mainly then consists of large lawned areas with mature shrubs and trees. In addition there is also a swimming pool that requires some maintenance to be enjoyed again. Absolutely ripe with potential and perfect for a growing family with lots of space to play.

Annexe

The separate self contained annexe is attached to the main property by an enclosed archway and is perfect as a business premises with many potential uses or alternatively could easily be converted subject to planning consent for residential use by an additional member of the family who requires their own space. The annexe benefits from a large multi use space with access to a shower room and addition large room with door leading into the filter room.

Garage

Power and light door to front and rear.



