



Stoneacre
Properties

1 Colton Road
Whitkirk
Leeds, LS15 9AA
0113 260 9111
whitkirk@stoneacreproperties.co.uk
www.stoneacreproperties.co.uk



Selby Road, Leeds, LS15 7BT

£475,000

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Stoneacre Properties acting as agent for the vendors or lessors of this property give notice that:-

The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.

All descriptions, dimensions, condition statements, permissions for use & occupation, and other details are given in good faith and are believed to be correct. Any intending purchasers or tenants should not rely them as such as statements or representations of fact but must satisfy themselves by inspection or otherwise as the correctness of each of them.

No person in the employment of Stoneacre Properties has any authority to make or give representation or warranty whatsoever in relation to this property.

These details believe to be correct at the time of compilation, but may be subject to subsequent amendment.

Our branch opening hours are:

Mon	09:00 - 18:00
Tues	09:00 - 18:00
Weds	09:00 - 18:00
Thurs	09:00 - 18:00
Fri	09:00 - 18:00
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.

***THIS HOUSE MUST BE SEEN TO BE BELIEVED, IT OFFERS

EVERYTHING AND MORE!*** Boasting amazing family sized accommodation, Stoneacre Properties are delighted to be able to offer for sale a substantial fully detached Wilson house which can be found in the heart of Whitkirk and therefore close to all local amenities as well as being within walking distance from the wide open spaces of Temple Newsam. This stunning house, which occupies a bold corner plot, has been skillfully extended to provide incredibly spacious living accommodation which is now arranged over three floors. There is also a separate fully self contained split level detached annex with a kitchen/diner, bedroom/living room and bathroom. The accommodation in the main house comprises of an entrance hall, guest WC, lounge, dining room, family room, an outstanding kitchen/dining room, study, gym, five bedrooms, three bathrooms, gardens and double garage. Beautifully presented throughout, early internal viewings are strongly advised as rarely does a house of the size in this immediate area become available.

- EPC RATING D
- SUBSTANTIAL DETACHED
- CORNER PLOT
- GUEST WC
- LOUNGE
- DINING ROOM
- FAMILY ROOM
- STUDY

Stoneacre Properties, 1 Colton Road, Whitkirk, Leeds, LS15 9AA
Telephone: 0113 260 9111 Email: whitkirk@stoneacreproperties.co.uk

www.stoneacreproperties.co.uk



BUY SELL RENT MANAGEMENT FINANCE LEGAL

GROUND FLOOR

ENTRANCE HALL

Radiator, wood effect flooring, stairs leading to the first floor accommodation.

GUEST WC

Low level WC, bracket wash hand basin, tiled walls, tiled flooring.

LOUNGE

4.76 x 4.03 (15'7" x 13'3")

Double glazed bay window, featured ceiling with low voltage inset spotlights, wood effect flooring, radiator with ornate wooden covering, feature log burner, open plan to the dining room.



DINING ROOM

3.68 x 3.65 (12'1" x 12'0")

Radiator, wood effect flooring.

FAMILY ROOM

4.37 x 3.89 (14'4" x 12'9")

Double glazed bay window, feature log burner, two vertical radiators, featured ceiling with low voltage inset spotlights, wood effect flooring.



KITCHEN/BREAKFAST ROOM

8.4 x 6.82 (27'7" x 22'5")

An extensive range of luxury fitted base and wall units, sink unit, two built in ovens, two built in microwaves, six ring gas hob with an extractor hood over, integrated coffee machine with an integrated fridge underneath, matching unit which was designed to house an American fridge/freezer, integrated dishwasher, wood effect flooring, breakfast bar, additional breakfast bar with plumbing underneath for washing machine, three Velux windows, radiator, bi folding doors leading onto the garden, low voltage inset spotlights, door leading through to a study, door leading to a gym, double glazed door leading to the outside.



STUDY

2.64 x 2.62 (8'8" x 8'7")

Luxury fitted wall and base units, double glazed window, wood effect flooring, radiator.



GYM

3.887 x 3.31 (12'9" x 10'10")

With a shower cubicle, home sauna (needs completing).

FIRST FLOOR

BEDROOM ONE

7.12 x 3.83 (23'4" x 12'7")

Extensive range of fitted wardrobes, two double glazed windows, radiator.

EN-SUITE BATHROOM





Luxury suite comprising oval bath with shower attachment, low level WC, floating wash hand basin, part tiled walls, tiled flooring, Velux window.

BEDROOM TWO

4.79 x 4.03 (15'9" x 13'3")

Fitted wardrobes, wood effect flooring, double glazed window, featured ceiling with low voltage inset spotlights, radiator.

BEDROOM THREE

3.83 x 3.21 (12'7" x 10'6")

Wood effect flooring, double glazed window, radiator.

BEDROOM FOUR

2.40 x 2.12 (7'10" x 6'11")

Wood effect flooring, double glazed window, low voltage inset spotlights.

HOUSE BATHROOM

2.40 x 2.12 (7'10" x 6'11")

Luxury suite comprising free standing oval bath, wash hand basin, low level WC, double sized walk in shower cubicle, chrome heated towel rail, fully tiled walls, tiled flooring, low voltage inset spotlights, two frosted double glazed windows.

SECOND FLOOR

BEDROOM FIVE

4.72 x 4.12 (15'6" x 13'6")

Range of built in wardrobes, double glazed window, radiator, low voltage inset spotlights.

EN-SUITE SHOWER ROOM

Luxury suite comprising of a walk in shower cubicle, low level WC, pedestal wash hand basin,

SEPARATE ANNEX

KITCHEN/DINER

5.146 x 3.713 (16'11" x 12'2")

Range of luxury fitted wall and base units with a tiled splash back, built in oven and four ring electric and extractor hood over, stainless steel sink unit, additional range of built in cupboards, radiator, low voltage inset spotlights, double glazed window.

BEDROOM/LIVING ROOM

8.047 x 4.381 (26'5" x 14'4")

Two radiators, two double glazed windows, two Velux windows, low voltage inset spotlights.

EN-SUITE BATHROOM

Luxury suite comprising panelled bath with a shower attachment, low level WC, wash hand basin with a vanity unit under, radiator, tiled walls, tiled flooring, frosted double glazed window.

GARDEN



Garden which is mainly paved with a raised paved patio area.

GARAGE

Double width garage.

