



Selby Road | Garforth | LS25 1LR

£575,000

Extended Five Bedroom Detached Home | Council Tax Band F | EPC Rating TBC

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\* EXTENDED FOUR/FIVE BEDROOM DETACHED FAMILY HOME  
\* TWO RECEPTION ROOMS \* LARGE DINING KITCHEN \*  
MASTER EN-SUITE BATHROOM \* GARAGE & PARKING \*

Presenting an exceptional opportunity to acquire a substantial four/five bedroom detached house, thoughtfully extended to provide versatile family accommodation in a sought-after location with convenient access to public transport links, nearby schools, and a range of local amenities.

The property features two well-proportioned reception rooms, creating a welcoming and flexible living space. The principal lounge boasts bi-fold doors opening onto the front garden, and a charming cast iron multi fuel burning stove, making it the ideal setting for relaxing or entertaining. The second reception room provides direct access to the garden, further enhancing indoor-outdoor living.

The impressive dining kitchen is finished to a high standard, offering quartz counter-tops, a range-style cooker with size ring hob and double oven, integrated breakfast space, and a utility room for added convenience. Beautiful Oak flooring runs throughout the ground floor and internal doors through out, bringing warmth and sophistication to every room.

There are four/five bedrooms, including a generous master bedroom complete with en-suite bathroom. A second double bedroom features built-in wardrobes - both bedrooms offer far-reaching views to the front. Bedroom five, currently presented as a study, could offer flexible use depending on your requirements. The stylish family shower room includes a heated floor for a touch of luxury.

Externally, the home benefits from ample off-road parking, a larger than average garage and is located on a good sized plot. The well planned rear garden offers a dedicated dining area and a covered seating space, perfect for alfresco entertaining or simply relaxing with family. This outstanding home blends comfort, style, and practicality in an excellent location. Internal viewing is highly recommended.

#### Porch

Tiled flooring, front composite door, door to:

#### Entrance Hall

Double-glazed window to rear, Oak wooden flooring, stairs to first floor, double-glazed rear door to garden, and under-stairs storage cupboard. Door to:

#### Lounge 6.32m x 4.04m max (20'9" x 13'3" max )

Double-glazed window to side, wooden fireplace with slate hearth and cast iron multi fuel burning stove, two radiators, Oak wooden flooring, double-glazed bi-fold door with built in blinds to front garden.

#### Kitchen/Diner 6.05m max x 4.52m max (19'10" max x 14'10" max )

Fitted with a range of base and eye level units with quartz worktop space over and drawers, one and half bowl stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, plumbing for automatic washing machine, range style cooker which is dual fuel with six gas ring stove, double oven and grill with extractor hood above, double-glazed window to rear, double-glazed window to front, radiator, Oak wooden flooring and recessed spotlights. Door to:

#### WC

Double-glazed window to rear, fitted with two suite comprising, wash hand basin with base cupboard below and low-level WC. Tiled splash-back. Oak wood flooring.

#### Sitting Room 2.69m x 4.06m max (8'10" x 13'4" max )

Built-in boiler cupboard with wall mounted gas boiler, radiator, Oak wooden flooring, recessed spotlights, double-glazed french double door to garden.

#### Landing

Radiator, access to loft space with pull down ladder, door to:

#### Master Bedroom 4.52m min x 4.01m max (14'10" min x 13'2" max )

14'10" min (20'9" max) x 13'2" max  
Double-glazed window to front with far reaching views, radiator, two wall light points, door to:

#### En-suite Bathroom

Fitted with three piece suite comprising panelled bath,

wash hand basin with storage under and low-level WC, tiled surround, extractor fan, double-glazed window to side, chrome ladder style radiator, and under floor heating.

#### Bedroom 2 3.23m x 4.50m max (10'7" x 14'9" max )

10'7" x 14'9" max (12'8" to robes)  
Double-glazed window to front, fitted wardrobes to one wall with full-length mirrored sliding door, hanging rail, shelving, overhead storage, radiator, wooden effect laminate flooring.

#### Bedroom 3 2.72m max x 4.52m max (8'11" max x 14'10" max )

L shaped room.  
Double-glazed window to rear, radiator.

#### Bedroom 4 2.72m x 2.39m (8'11" x 7'10")

Double-glazed window to side, radiator, access to loft space.

#### Bedroom 5 / Study 3.35m x 1.93m (11'0" x 6'4")

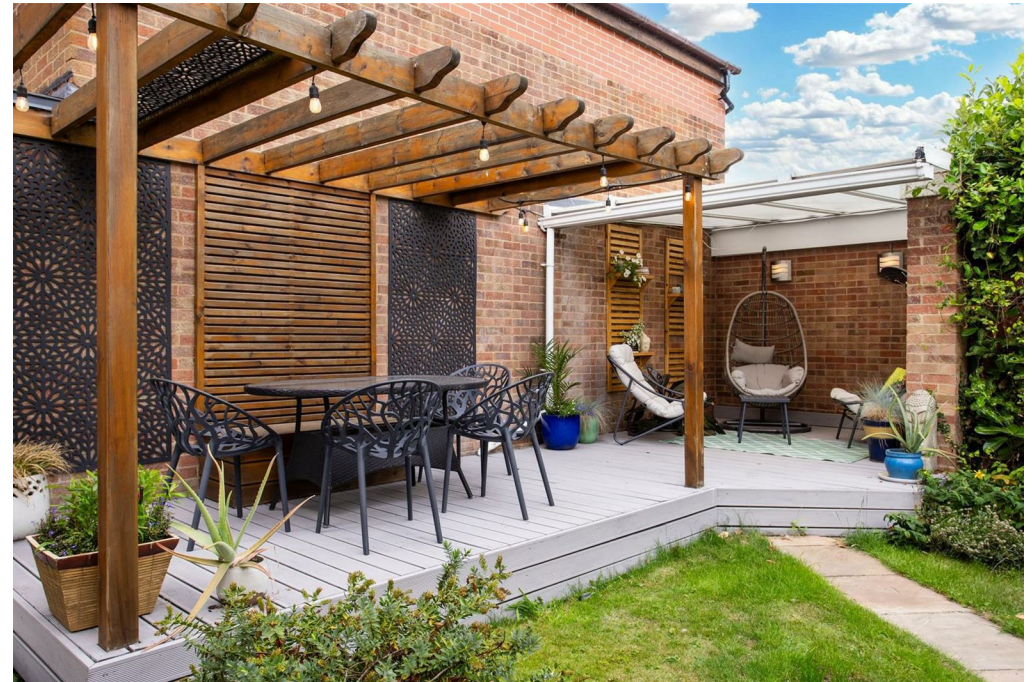
Velux style window and radiator.

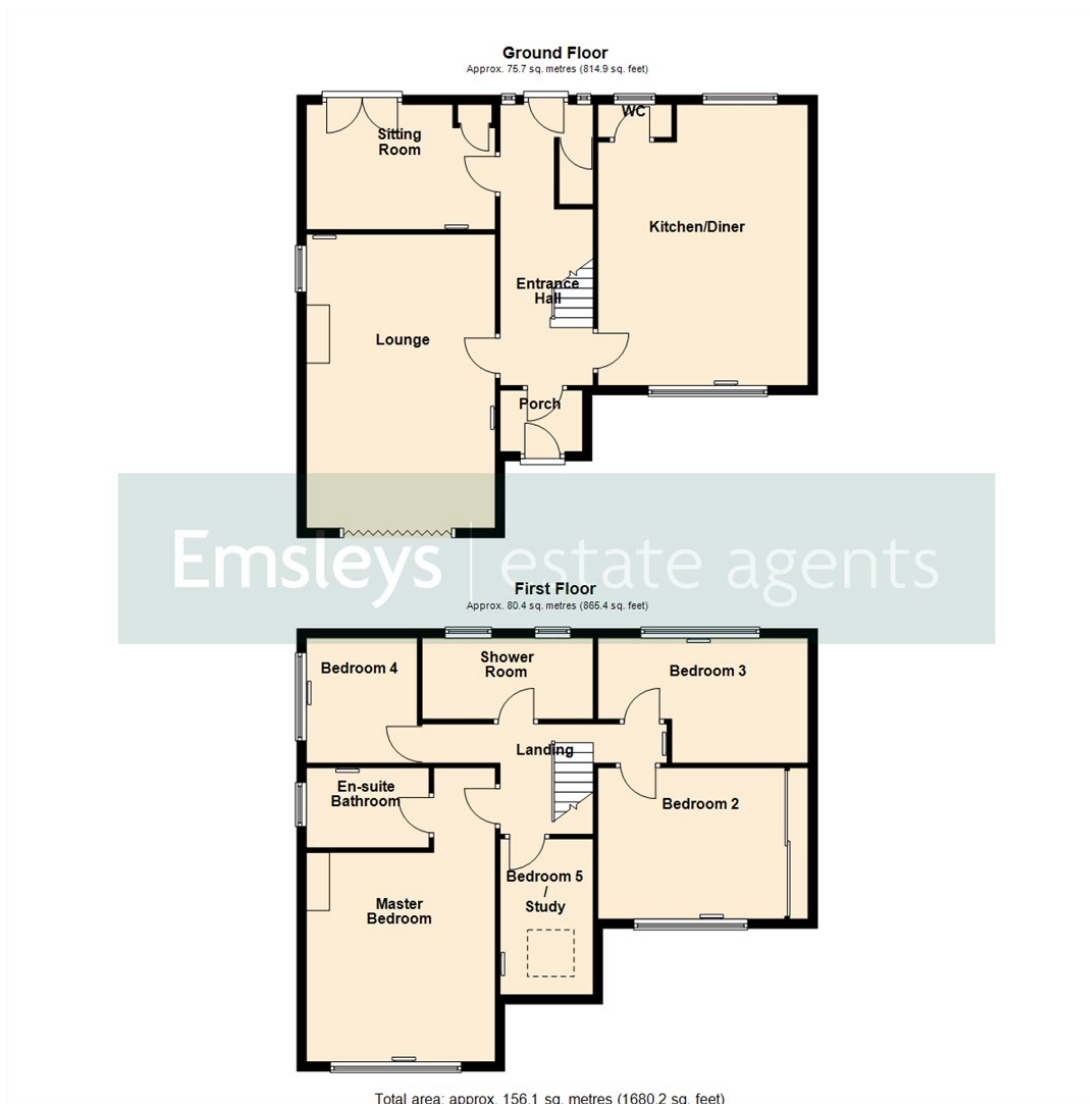
#### Shower Room

Fitted with three piece modern suite comprising shower enclosure with shower over, wash hand basin with storage drawers under and quartz worktop and WC with hidden cistern. Tiled splash-back, extractor fan, two double-glazed windows to rear, tiled flooring with under floor heating and wall mounted electric radiator.

#### Outside

There is a mainly lawned mature garden to the front, with a variety of shrubs and flowers, with a good sized timber decking seating area. A block paved driveway offers off road parking for three/four cars and there is a larger than average detached garage with an up and over door and has both power and light connected. To the rear, there is a well planned enclosed garden with an Indian stone paved patio area, a raised decking dining area with pagoda and a covered seating area with external power points and lights. In addition, there is a lawned garden with shrub beds.





These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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