



Selby Road | | LS15 0PS

£285,000

Three Bedroom Semi-Detached House | Council Tax Band C | EPC Rating TBC

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*** THREE BEDROOM SEMI-DETACHED HOUSE WITH A LARGE REAR GARDEN ***

Presenting this well-maintained semi-detached house, ideal for families, conveniently offered for sale in a sought-after residential location. This inviting property is in good condition throughout, providing comfortable and practical living spaces ready for immediate occupation.

The home features two spacious reception rooms, both benefiting from large windows that allow ample natural light to fill the rooms, creating a bright and welcoming atmosphere. Each reception room is enhanced by a characterful fireplace, offering a cosy focal point for relaxing or entertaining. One reception room boasts direct access to the garden and further enjoys an attractive garden view, making it perfect for family gatherings or alfresco dining.

The property offers a well-appointed kitchen with functional design and ample storage, making meal preparation straightforward and enjoyable. Two generous double bedrooms and one single provide flexible accommodation for a growing family, guests, or those seeking a home office setup.

A fabulous family bathroom completes the accommodation and comprises; bath with shower over, vanity basin and w.c.

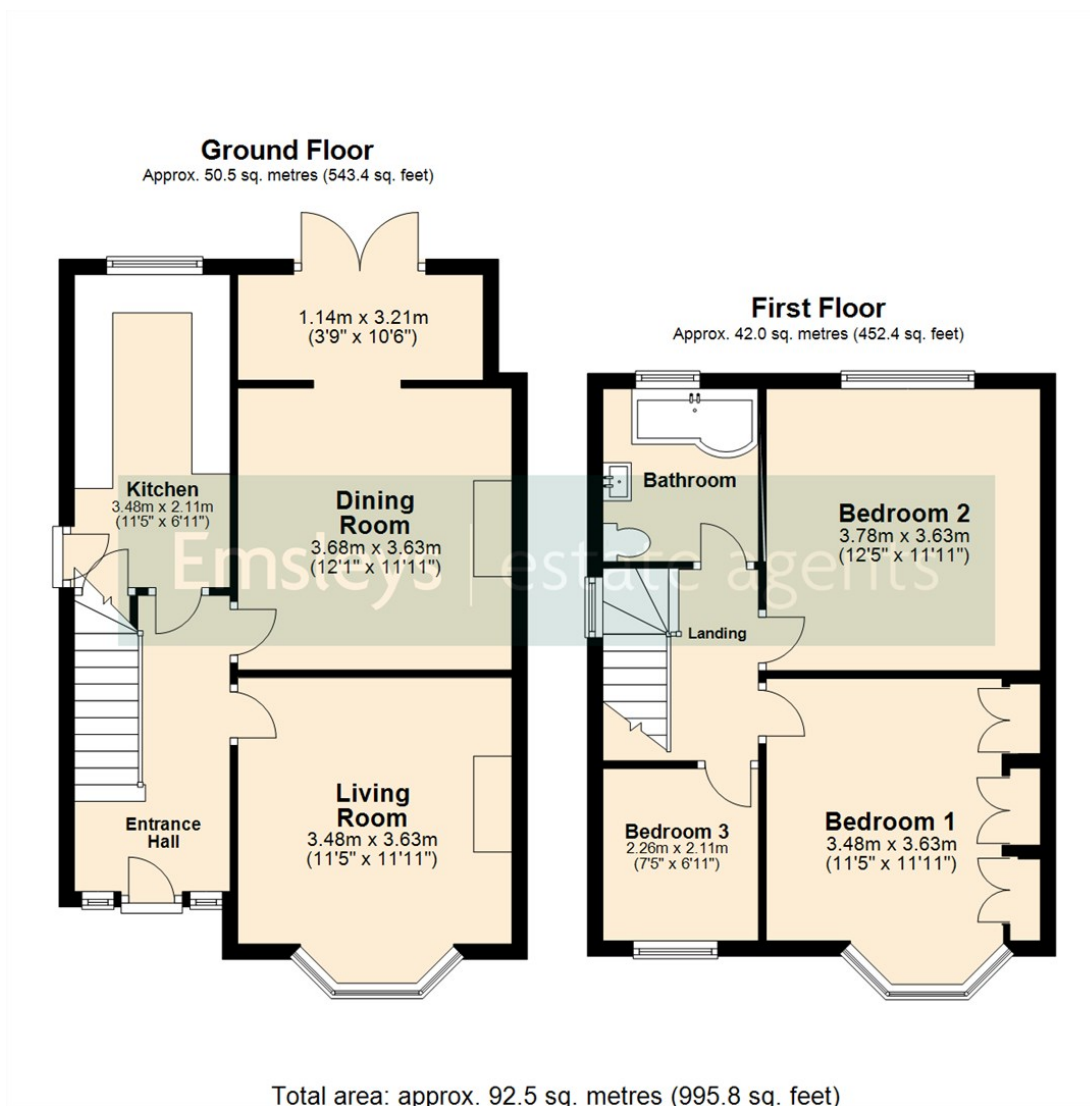
Outside, a very large well maintained south-facing garden offers a delightful space for outdoor activities, gardening, or simply unwinding in the sunlight. The property includes dedicated parking, a car port, gazebo and large patio area.

Residents will appreciate excellent access to public transport links, reputable nearby schools, a range of local amenities, and the ever popular Temple Newsam estate is nearby for leisure pursuits, cycling and walking.

*** Call now to arrange your viewing ***







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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