



Selby Road | Halton | LS15 7JL

£210,000

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

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**\*\*\* THREE BEDROOM MODERNISED SEMI-DETACHED HOUSE \* CLOSE TO TEMPLENEWSAM \*\*\***

Nestled on Selby Road in Halton, Leeds, this delightful semi-detached house presents an excellent opportunity for families and professionals alike.

The house has been thoughtfully re-painted and has new flooring throughout, creating a fresh and modern atmosphere that is ready for you to move in. The new kitchen is a standout feature, with integrated cooking appliances it is equipped with contemporary fittings that will inspire your culinary adventures and offers a dining area and direct access to the rear garden. The inviting living room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

With three bedrooms to the first floor, this property offers ample space for comfortable living. Additionally, the new bathroom suite provides a stylish and functional space for relaxation.

Parking is a breeze with space for multiple cars, making it convenient for families or those with additional work or leisure vehicles such as vans and motorhomes. There are gardens to the front and rear that offer a blank canvass to gardening enthusiasts and the garage with its smart new door offers a great storage space or even additional parking.

The house is placed well to enjoy local facilities at Halton shopping district, further afield there is Crossgates shopping centre, Colton retail park and The Springs at Thorpe Park. Ideal for the commuter with easy access to the M1 North motorway network and main arterial roads such as the A63 and A6120 Ring Road and within easy distance of Crossgates railway station with regular trains to Leeds, York and beyond.

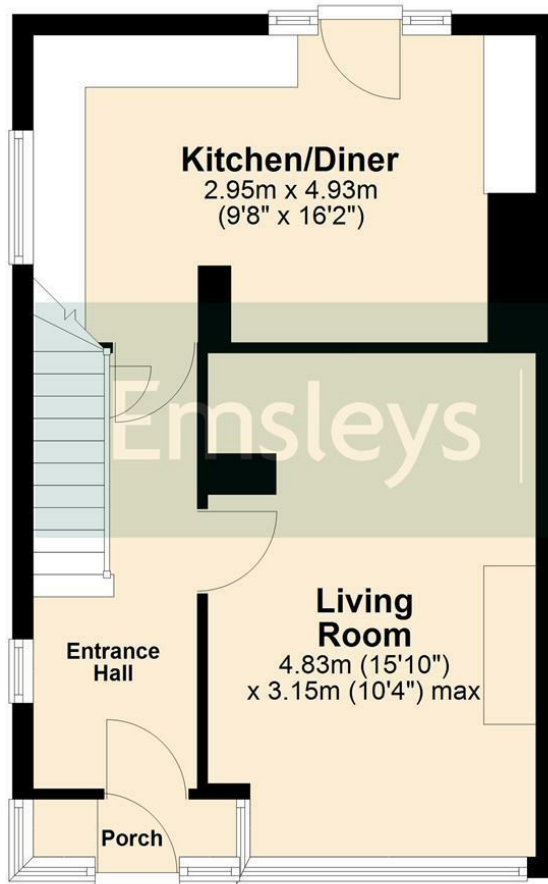
**\*\*\* Call now to arrange your visit \*\*\***





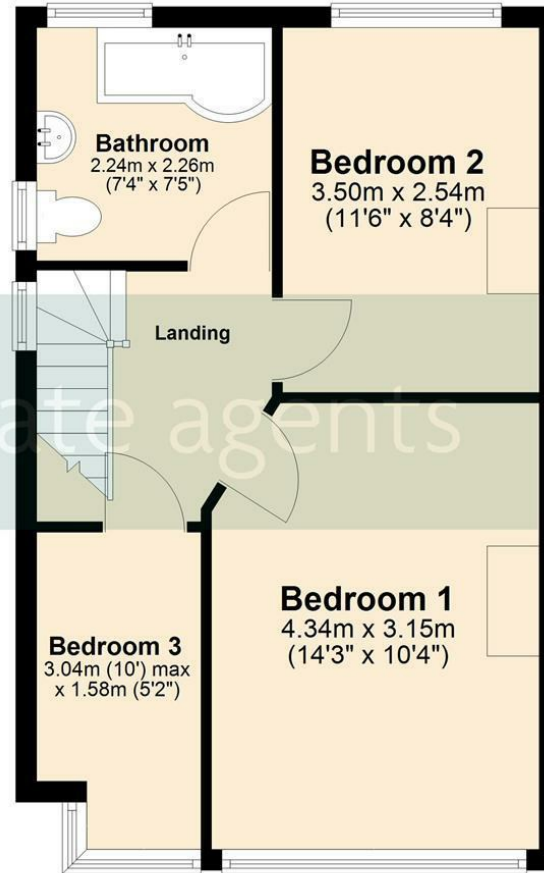
## Ground Floor

Approx. 38.3 sq. metres (412.1 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.0 sq. feet)



Total area: approx. 76.2 sq. metres (820.1 sq. feet)

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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