



Selby Road | Halton | LS15 0PU

£350,000

Extended four bedroom semi-detached house | Council Tax Band C | EPC Rating D

Emsleys | estate agents

*** POPULAR LOCATION * CLOSE TO AMENITIES & SCHOOLS * EXTENDED DINING/KITCHEN * LOFT CONVERSION AND YOUR OWN PUB! ***

This stylish house is a lovely example of a traditional semi-detached home and will not be around for long! Beautifully presented and extended to the rear this will appeal to young professionals and growing families alike. Offering a high standard of accommodation throughout, you simply have to bring your suitcase! With an extended open-plan dining/family/kitchen area and a converted garage to provide your own pub/garden room, four bedrooms and two bathrooms this will tick most of your boxes.

The accommodation briefly comprises; entrance hall, living room, dining/family room and kitchen to the ground floor. To the first floor are three bedrooms and the house bathroom, to the second floor a further bedroom and shower room. Outside there is ample off-road parking, a converted garage/summer house/bar and gardens to the front and rear.

Conveniently placed for the wealth of local amenities in the Halton shopping district with good transport links via the M1 motorway networks just a short drive away giving quick and easy access to Wetherby, York or Wakefield. There are good public transport links on the main A63 Selby Road and a railway station at Crossgates for a quick and smooth commute to LEEDS city centre. Close by is Colton retail park and Crossgates with an excellent choice of shops, banks, cafes and bars.

The location is close to the wonderful Temple Newsam estate with a stately home, extensive woodlands and many wide open spaces. Ideal for dog walkers or families alike.

*** CALL now 24 hours a day and 7 days a week to book your viewing***

Ground Floor

Entrance Hallway

Enter through a PVCu double-glazed door with side windows. The hallway is laid with wood grain effect laminate flooring, has coving to the ceiling, a smaller under stair cupboard, central heating radiator and an additional walk-in storage cupboard with window to the side elevation. A staircase rises to the first floor.

Lounge 5.05m x 3.23m (16'7" x 10'7")

A lovely family room with a large double-glazed bay window overlooking the front garden and driveway. The room has a feature fireplace with a marble effect back and hearth which incorporates a coal effect living flame gas fire. Wood grain effect laminate flooring continues from the hallway and runs through to the other reception rooms. Central heating radiator, coving to the ceiling, wall light points and glazed French doors open to;-

Dining Room/Family Room 5.00m x 4.22m (16'5" x 13'10")

'L' shaped room.

Ample room for a family dining table and chairs, plus an extra seating area/snug. With a double-glazed window to the side elevation, central heating radiator, built-in storage cupboard to the chimney breast recess, coving to the ceiling. Opens to;-

Kitchen 4.88m x 2.64m (16' x 8'8")

The extended kitchen offers a range of cream fitted wall and base units with oak effect roll top work surfaces over with additional matching breakfast bar. There is a one and a half bowl stainless steel sink unit with mixer tap, a stainless steel gas hob with matching splashback and extractor hood over, built-under electric oven. Integrated appliances include fridge, freezer and a washing machine. Central heating radiator and a double-glazed window overlooks the rear garden with a PVCu door giving direct access.

First Floor

Landing

Double-glazed window to the side elevation, coving to the ceiling and a staircase rising to the second floor accommodation.

Bedroom One 5.11m x 3.20m (16'9" x 10'6")

A large double bedroom fitted with built-in wardrobes to two walls, offering hanging rails and storage solutions. A large double-glazed bay window is placed on the front elevation and there is a central heating radiator.

Bedroom Two 4.14m x 2.59m (13'7" x 8'6")

A second double bedroom with a double-glazed window overlooking the rear garden, a central heating radiator and coving to the ceiling.

Bedroom Four 2.87m x 1.75m (9'5" x 5'9")

A good size single bedroom with a double-glazed window to the front and a central heating radiator. Ideal for office use.

Bathroom 2.34m x 2.44m (7'8" x 8')

Fitted with a modern white suite which comprises: panelled corner bath, low flush WC, sink set into a vanity storage unit and a separate walk-in shower cubicle. The shower cubicle and bath have mosaic style tiling. In addition there is a ladder style towel rail, wall mounted vanity mirror with spotlights and a ceramic tiled floor. A double-glazed window to both the rear and side elevations and spotlights to the ceiling.

Second Floor

Landing

Two double-glazed windows to the side elevation.

Bedroom Three 5.84m x 2.16m (19'2" x 7'1")

'L'-shaped.

A fantastic size! The rear window has far reaching views across Leeds. There is a built-in wardrobe with a hanging rail, ceiling spotlights, central heating radiator and two 'Velux' windows to the front elevation.

Shower Room 2.06m x 1.80m (6'9" x 5'11")

Fitted with a modern white suite which comprises: Low flush WC, pedestal wash hand basin, walk-in shower cubicle, heated ladder style towel rail, ceramic tiled floor, tiled splashbacks, ceiling spotlights and a double-glazed window placed to the rear elevation.

Garden room/Bar

Converted from the original garage this superb stone-faced building has been altered and now provides your very own pub! With PVCu double-glazed windows and door, power and light, this is the perfect family space that could be used for working from home, hobbies, games room, family bbq's and summer entertaining - you choose!

Exterior

The property is set back from the road and is accessed by an extensive shared driveway with a parking bay at the top. This in turn gives access to a gated block-paved driveway which provides further off-street parking and leads to the garden room. The rear garden is laid with a large patio seating area and offers a lawn with planted borders.

Directions

Leave Crossgates on Austhorpe Road, turning left at the traffic lights on to Station Road. Proceed straight on to the Colton Village roundabout and then take the third exit on to the A63 Selby Road. After Temple Moor High School continue along where the property can then be found on the left hand side identified by the Emsleys for sale board.





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.

Total area: approx. 125.4 sq. metres (1349.3 sq. feet)

