



Selby Road | Halton | LS15 7HT

£450,000

Extended Four Bedroom Semi-Detached house | Council Tax Band D | EPC Rating C

Emsleys | estate agents

*****FOUR BEDROOM EXTENDED SEMI DETACHED HOUSE WITH BI-FOLD DOORS TO REAR GARDEN, 2 EN-SUITE BEDROOMS AND GARDEN ROOM WITH POWER*****

This well presented newly renovated four-bedroom extended semi-detached house is for sale in LS15, offering well-planned accommodation over two floors with an EPC rating of C and council tax band D.

On the ground floor, the property features a newly renovated large open-plan kitchen/diner/lounge with integrated appliances and a kitchen island that provides additional preparation and seating space. This area is set up for both everyday family use and entertaining with bi-fold doors to the rear garden. There is also a separate lounge with a fireplace, providing an additional reception space that can be used as a quieter sitting room. A utility room with downstairs WC adds practical convenience.

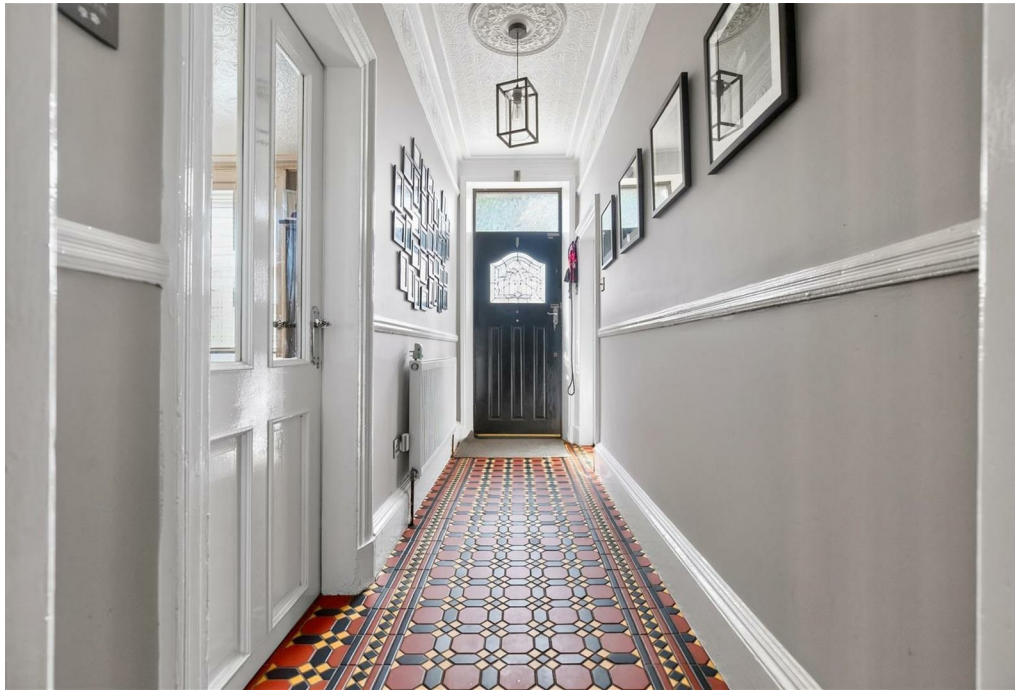
Also on the ground floor is a bedroom with en-suite facilities, which may suit guests, extended family or those wishing to avoid stairs. Upstairs, there are three double bedrooms, including a main bedroom with its own en-suite featuring a sleeper bath and separate shower. In total, the house offers three bathrooms, providing flexibility for a household with multiple occupants.

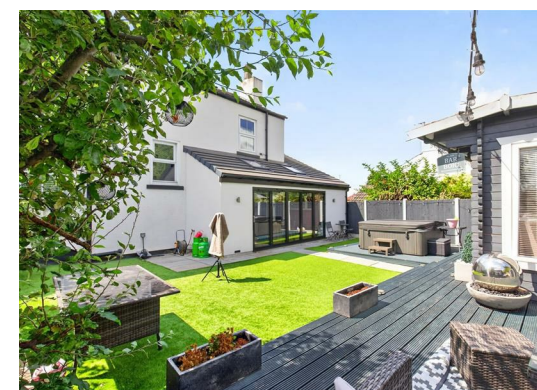
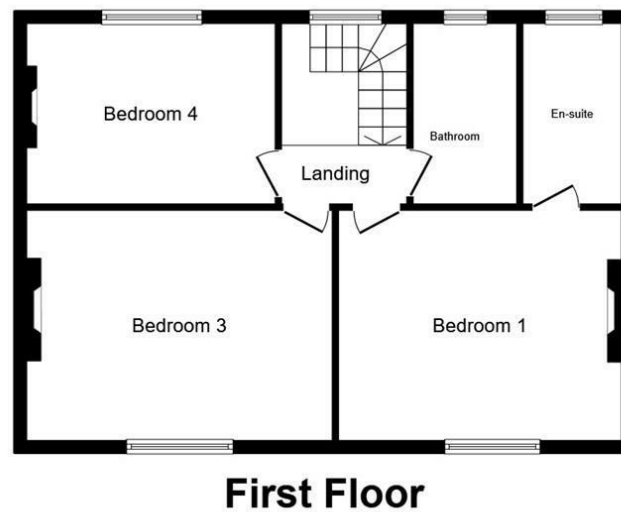
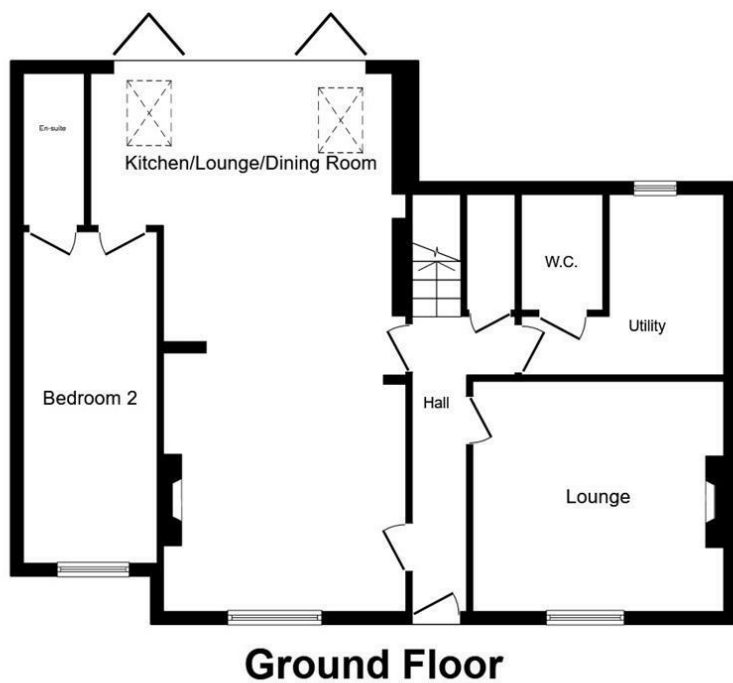
Externally, there is a private rear garden which includes an outhouse with power which could be used as a workshop, Hobby room or entertaining space. The rear garden also includes a decking area and artificial grass

Selby Road provides access to local amenities in the wider LS15 area, including shops, cafés and everyday services in nearby Cross Gates and Colton. There are several schools within a short drive in east Leeds, ranging from primary to secondary level.

Overall, this four-bedroom semi-detached house for sale provides multiple en-suite bedrooms, a large open-plan living and kitchen space, and a private garden with powered outhouse in an established residential area of east Leeds.







Total floor area 157.7 sq.m. (1,698 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

35 Austhorpe Road | Crossgates | Leeds | LS15 8BA
t: 0113 284 0120 www.emsleysestateagents.co.uk

Emsleys | estate agents