



125 Leeds Road, Selby

Asking Price £525,000

- Exceptional Detached Family Home
- 2 Reception Rooms
- Delightful House Bathroom
- Separate Double Detached Garage With Mixed Residential & Commercial Use
- Set Within 0.26 Acre
- Utility Room & Ground Floor Bathroom
- Single Garage & Ample Off Street parking
- Magnificent Open Plan Living Kitchen
- 4 Well Proportioned Bedrooms
- EER 63 (D)

An exceptional detached family home, showcasing contemporary living accommodation set within grounds of 0.26 acre with double detached garage towards the rear of the garden.

125 Leeds Road was purchased by the present owners in December 2024 as a tired family property. Since then, they have undertaken a comprehensive programme of renovation and refurbishment which has seen the house significantly extended, reconfigured and the entire building refurbished throughout. In summary the works include a brand-new boiler in 2018, detached garage built in 2021, brand new kitchen and house bathroom along with décor and outdoor maintenance.

The major works were completed in 2018, following a successful planning application to create a single storey extension forming a dining room, utility room and secondary house bathroom. The open plan living kitchen and dining room was then created and undoubtedly is one of the feature rooms of the property.

The property welcomes you via a front entrance porch, with useful storage space before leading through into a welcoming and spacious entrance hallway. The expansive accommodation on the ground floor is particularly adaptable and flows well, combining both family and more formal rooms, focused round a magnificent open plan living kitchen towards the rear elevation.

There are two reception rooms both similar in size, which offer the near perfect space to retreat into on an evening or use as an every day room. In the front room there is a double glazed bay window and the second room has French doors leading out to the rear garden. Furthermore, there is a wood burning stove within the room.

The kitchen is without doubt one of the main selling attributes of this property, not only because of its high specification but the extended living accommodation that has been added thanks to the single storey extension. The kitchen showcases a number of shaker style wall and base units surrounding a central island with white quartz work surfaces over. There are a number of integral appliances included.

The dining room seamlessly merges from the kitchen and forms part of the single storey extension. A roof lantern allows extra natural light to pass into the room, in addition to a full height window to the rear elevation overlooking the garden and French doors to the side. The present owners occupy this space as a dining area, it works perfectly for dining and entertaining, although can be used for a number of different purposes depending on the individual(s) requirements.

Crucially, part of the extension has been used to create a utility room and ground floor bathroom. The utility room has provision in place for laundry facilities and a side external door. The bathroom is a beautiful design, having a shower and glass half screen, with a black theme contrasting with the white tiling surrounding.

A turned staircase leads to the first floor landing where the property is further enhanced by four well proportioned bedrooms and tremendous house bathroom. There are three generously sized double bedrooms and a single or home office, all of which benefit from a double glazed window and central heating radiator.

The internal accommodation is completed by a stunning house bathroom, comprising a roll top bath with shower attachment over. There is a vanity hand wash basin and low flush wc.

Externally the property will be found along Leeds Road, undoubtedly one of the most sought after locations within the YO8 postcode. The property is set back from the road, occupying a prominent position within grounds extending to 0.26 acre. To the front is ample off street parking with a laid to lawn area to the side and a single attached garage to the right elevation.

The rear garden is predominantly laid to lawn, enjoying a south facing position and enclosed fenced boundaries to either side. There is a patio area immediately from the house, with a timber pergola and decked area, and a path running alongside the garden to the rear, which leads to additional off street parking. As previously described in these particulars, the present owners built a double garage, which is positioned towards the rear of the garden. There are raised flower and vegetable beds adjacent to the pathway. The planning permission permitted by the local council was for a change of use for mixed residential with commercial storage. This would assist perfectly for those who require any commercial use within their own property grounds. Subject to the conditional set out in the approval 2020/0122/COU.

There is vehicular access to the rear and a double garage via a private road which is accessed directly off Leeds Road. When the kitchen extension was done, the present owners implemented sufficient footings to allow for a two storey extension, providing a more cost effective way of expanding the accommodation at a later date.

This property is an exceptional family residence, with such beautiful accommodation, and it is not very often that properties of this size and nature with associated outdoor space come to the market. As the acting agents, we strongly advise an early inspection at the earliest opportunity.

EER- 63 (D)

Tenure - Freehold

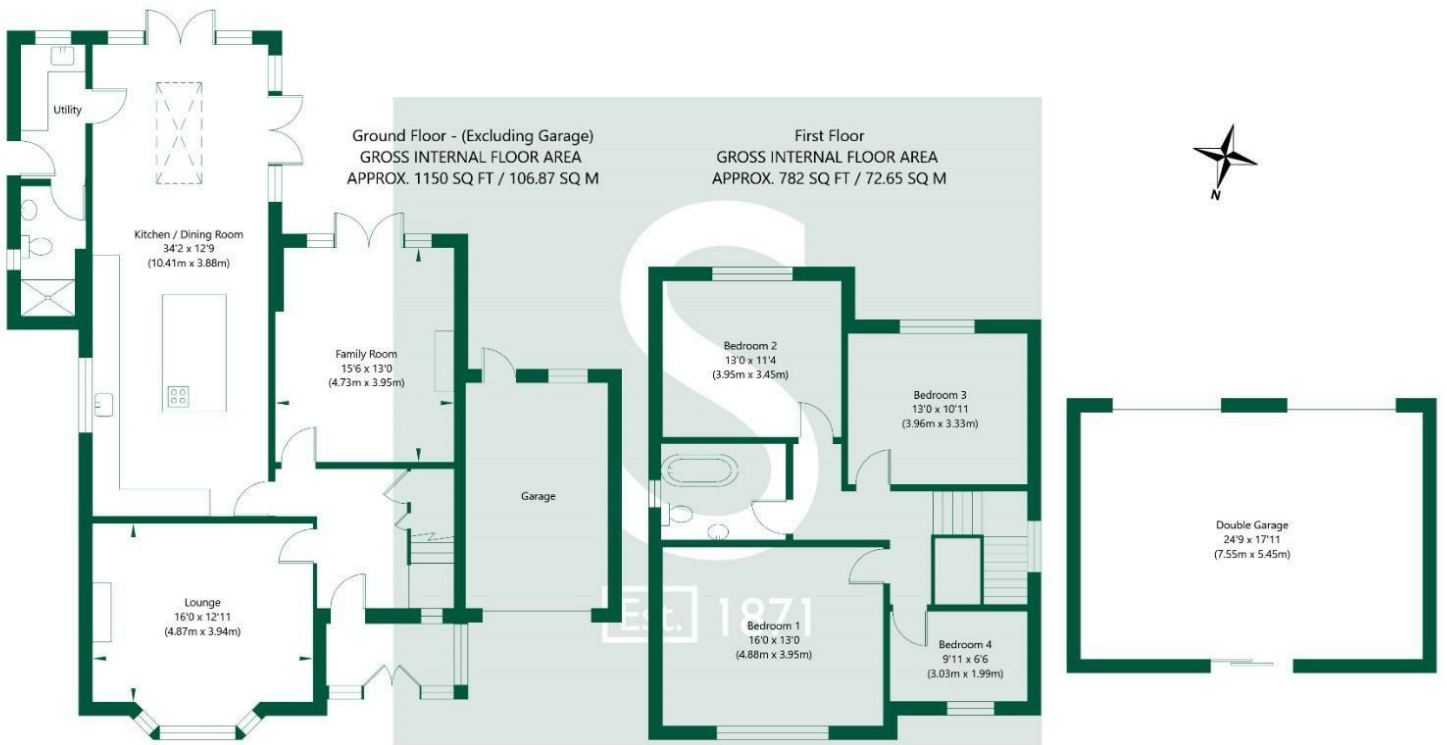
Council Tax - North Yorkshire Council - Band F

Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

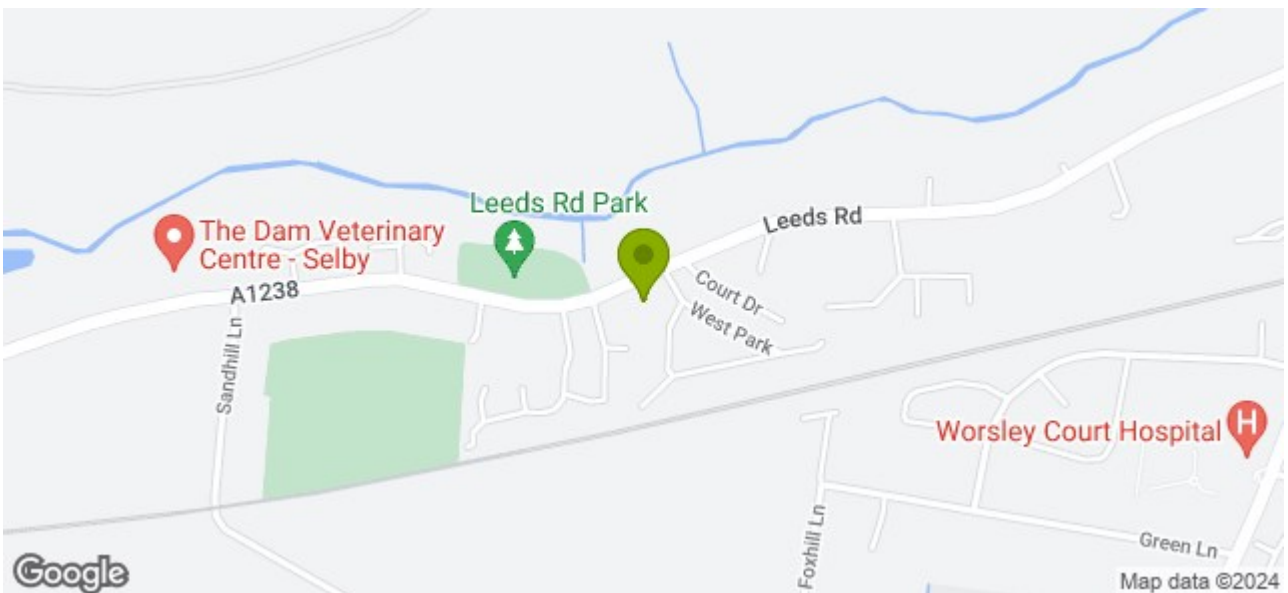




Leeds Road, Selby, YO8 4JG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1932 SQ FT / 179.52 SQ M - (Excluding Garages)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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