

The Lanterns, Burton Salmon, Leeds





This **stunning period property**, believed to date back to the 18th century, has been modernised to an exacting standard while retaining many period features. It has a private south-facing garden, off-road parking and a detached garage.

Summary of accommodation

Ground floor: Entrance porch | Dining room | Sitting room | Small study | Kitchen | Cloaks | Snug | Utility room

First floor: Landing | Principal bedroom with en suite shower room | Three further bedrooms | Family bathroom

Distances

Selby 11 miles, Doncaster 17 miles, Leeds 19 miles, York 23 miles
(All distances are approximate)



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Situation

The Lanterns is located in the desirable village of Burton Salmon in a small cul-de-sac within the heart of the village, surrounded by open countryside and lovely walks.

The village has a popular school, and the nearby village of Monk Fryston has a cricket club, a pub and an active village hall. A wider range of amenities can be found in the neighbouring villages of Sherburn in Elmet and South Milford.

For the commuter, the property is conveniently located for the A1(M), M1 and M62. Leeds Bradford International Airport is within easy reach and offers more comprehensive travel internationally.

The property

The property provides excellent, well-proportioned accommodation, and the principal reception rooms all have views across the gardens. An inviting reception hall has engineered hardwood flooring and a staircase to access the first floor rooms.



The dining room is generous in size and has a dual aspect with a window to the front and French doors leading into the rear gardens, a window with fitted window seat to enjoy the garden views, this room has ample space for a large dining table and chairs and also space for a study area, the central fireplace is fitted with a wood burning stove, engineered hardwood flooring, attractively painted beamed ceiling, and gives access to the sitting room.

The sitting room is a spacious room with a central fireplace with an oak mantle and fitted wood-burning stove; there are windows to the front and rear elevations and a painted beamed ceiling.

The kitchen/breakfast room has been completely refurbished and is fitted with an excellent range of wall and floor units in a shaker style with solid oak worksurfaces and an inset Belfast sink, a range of integrated appliances including dishwasher, fridge freezer, extractor hood, and space for a Rangemaster cooker, ample space for dining table and chairs, a particular feature is the high vaulted ceiling with exposed roof trusses and beams, windows to the front and a ceramic tiled floor.



There is a cloaks/WC and a boot/utility room with ample space for a tumble dryer and plumbing for an automatic washing machine. Situated at the rear of the property is a large reception room/garden room with engineered hardwood flooring, a wood-burning stove, a large exposed beam, and patio doors leading into the paved garden area with pergola. A small study, which is accessed from the dining room, completes the ground floor accommodation.

To the first floor, the principal bedroom has built-in wardrobes, providing ample hanging and storage, a window overlooking the rear garden and an en suite shower room fitted with a modern contemporary suite. There are three further well-proportioned bedrooms.

The family bathroom is fitted with a luxurious suite comprising a free-standing bath with ball and claw feet and chrome shower mixer attachment, separate shower enclosure; pedestal wash hand basin, low-level WC, part-panelled walls and ceramic tiled floor.

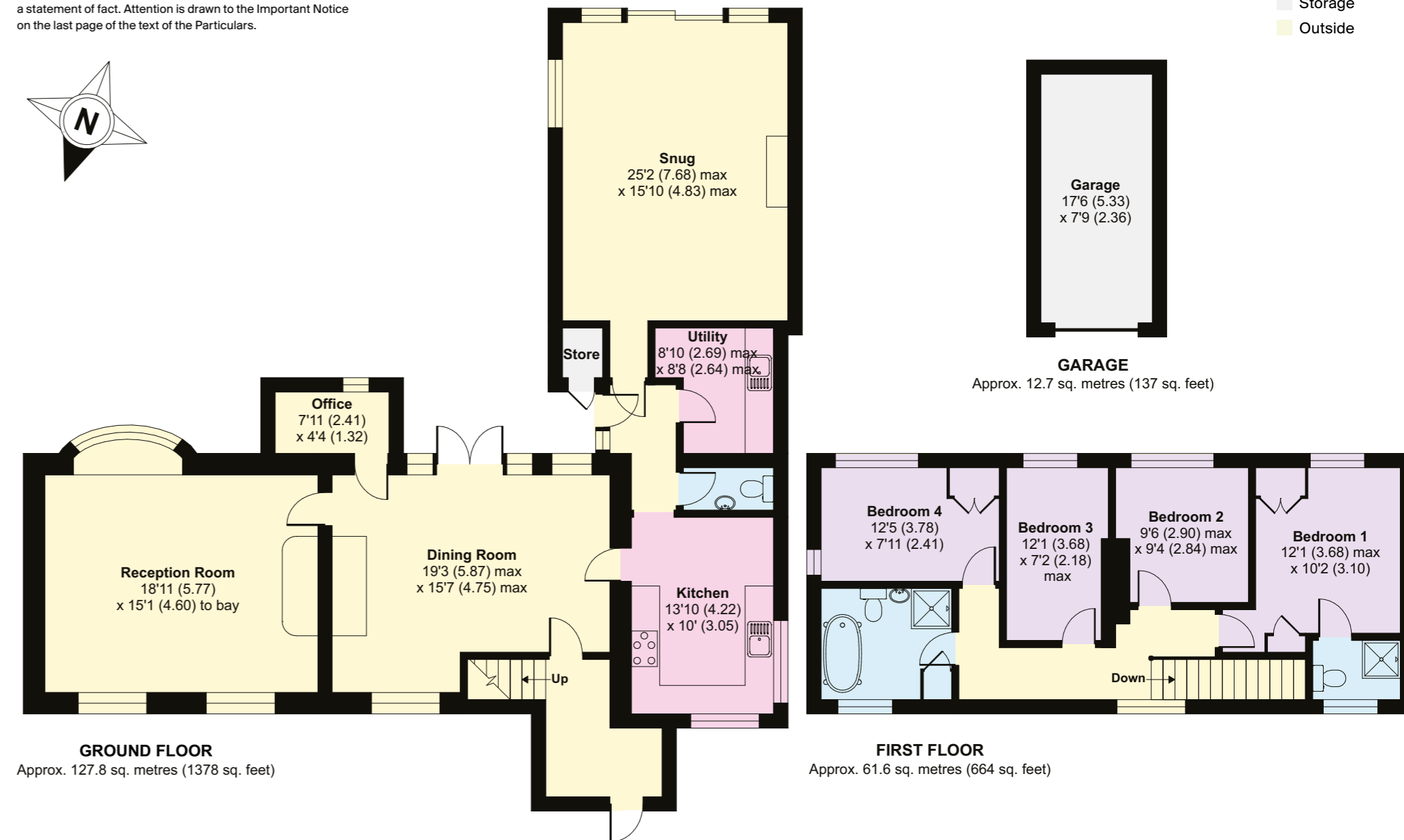


Approximate Gross Internal Floor Area
 2042 sq ft / 189.7 sq m (excludes store)
 Outbuilding = 137 sq ft / 12.7 sq m
 Total = 2179 sq ft / 202.4 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside





Externally

The Lanterns is located at the head of a small exclusive cul-de-sac and is approached by a block paved drive providing off-road parking for several vehicles. It also leads to a detached garage with lighting and power. A large metal storage shed provides ample storage for gardening tools and garden furniture. To the rear is a beautiful south-facing private garden, the majority is laid to lawn with well-stocked and established borders; a large stone-flagged entertaining area has a pergola and external lighting, offering the ideal space for relaxing and dining, with a built-in stone BBQ/Pizza oven. The garden is enclosed by fencing and mature hedging, creating a good degree of privacy.



Services

Gas central heating, mains electricity, mains water and drainage.

Property information

Tenure: Freehold

Local Authority: North Yorkshire Council

Council Tax: Band F

EPC Rating: D

Offers Over: £750,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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