

# enfields



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) <b>A</b>                           |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 61      | 81        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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The agents have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their Conveyancer or Surveyor. Items shown in photographs are not necessarily included in the sale. The room measurements are given for guidance only and should not be relied upon when ordering such items as furniture, appliances and carpets. While we endeavour to make sales particulars accurate and reliable, they are only a general guide to the property and accordingly, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the position for you with the seller, especially if you are contemplating travelling some distance to view the property. Any mention of parking, allocated parking or off road parking has not been checked by the agent and the buyer is advised to seek verification from their Conveyancer.

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## The Paddock, Burton Salmon, LS25 5NE Two Bedroom Detached Bungalow **Offers in Excess of £250,000**

**No Onward Chain : Bright and Spacious Kitchen : Good Sized Lounge : Quiet Sought After Location : Double Bedrooms Throughout : Spacious Bathroom : Large Sunny Positioned Rear Garden : Driveway and Detached Garage : Good Transport Links to A1 and M62**

## PROPERTY DETAILS

Enfields are delighted to bring to market this well maintained and deceptively spacious two bedroom detached bungalow, ideally located in the quiet and peaceful village of Burton Salmon.

This attractive bungalow offers a wonderful opportunity for downsizers or those seeking single level living, with plenty of potential to personalise or further develop (Subject to Planning). Internally, the property comprises a generously proportioned living room, filled with natural light, providing a comfortable space for everyday living. Both bedrooms are doubles, offering flexibility for family use or guests. A good sized bathroom serves the accommodation, with scope to upgrade or modernise as desired.

To the rear, the home enjoys a large, sunny positioned garden, ideal for outdoor relaxation, gardening, or entertaining. The property also benefits from dedicated off street parking in the form of a driveway as well as a detached garage.

Nestled in the charming village of Burton Salmon, this delightful bungalow sits within a peaceful and well established residential area perfect for those seeking a quieter pace of life. Just a short walk from the local primary school, village hall, public house, it offers a strong sense of community and convenient access to everyday amenities. Nearby towns such as Sherburn in Elmet and Selby provide a wider selection of shops, cafes, supermarkets, and leisure facilities, while the bustling centres of Pontefract and Leeds are easily reached by car or public transport. The village is surrounded by open countryside, ideal for scenic walks and outdoor pursuits. With excellent road connections via the A1 and M62, the property is perfectly positioned for commuters travelling to Leeds, York, Doncaster, or Wakefield.

Early viewing is highly recommended to fully appreciate the space, setting, and potential this lovely bungalow has to offer. Freehold: Energy Performance Rating D: Council Tax Band C.

### Entrance Hallway

Enter through composite door with double glazed opaque window panel to side aspect. Wood effect flooring throughout and gas central heated radiator. Recess spotlights and doors leading into other rooms.

### Kitchen

**13' 5" x 8' 10" (4.10m x 2.70m)**

Matching high and low level storage units with laminate roll edged work surfaces and complimentary tiled splashbacks. Inset stainless steel sink with draining board and chrome mixer tap. Integrated four ring gas hob with extractor fan over. Integrated oven/grill, full size fridge freezer, washing machine and dishwasher. Vinyl tiled effect flooring and gas central heated radiator. Recess spotlights and UPVC double glazed window to rear aspect. Composite door leading to rear garden.

### Lounge/Dining Room

**17' 9" x 10' 6" (5.40m x 3.20m)**

Feature gas fireplace with Adams style surround and a tiled back and hearth. Gas central heated radiator and UPVC double glazed window to rear aspect.

### Bedroom One

**11' 10" x 9' 10" (3.60m x 3.00m)**

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes. Loft access.

### Bedroom Two

**11' 2" x 9' 10" (3.40m x 3.00m)**

Gas central heated radiator and UPVC double glazed window to front aspect. Built in wardrobes.

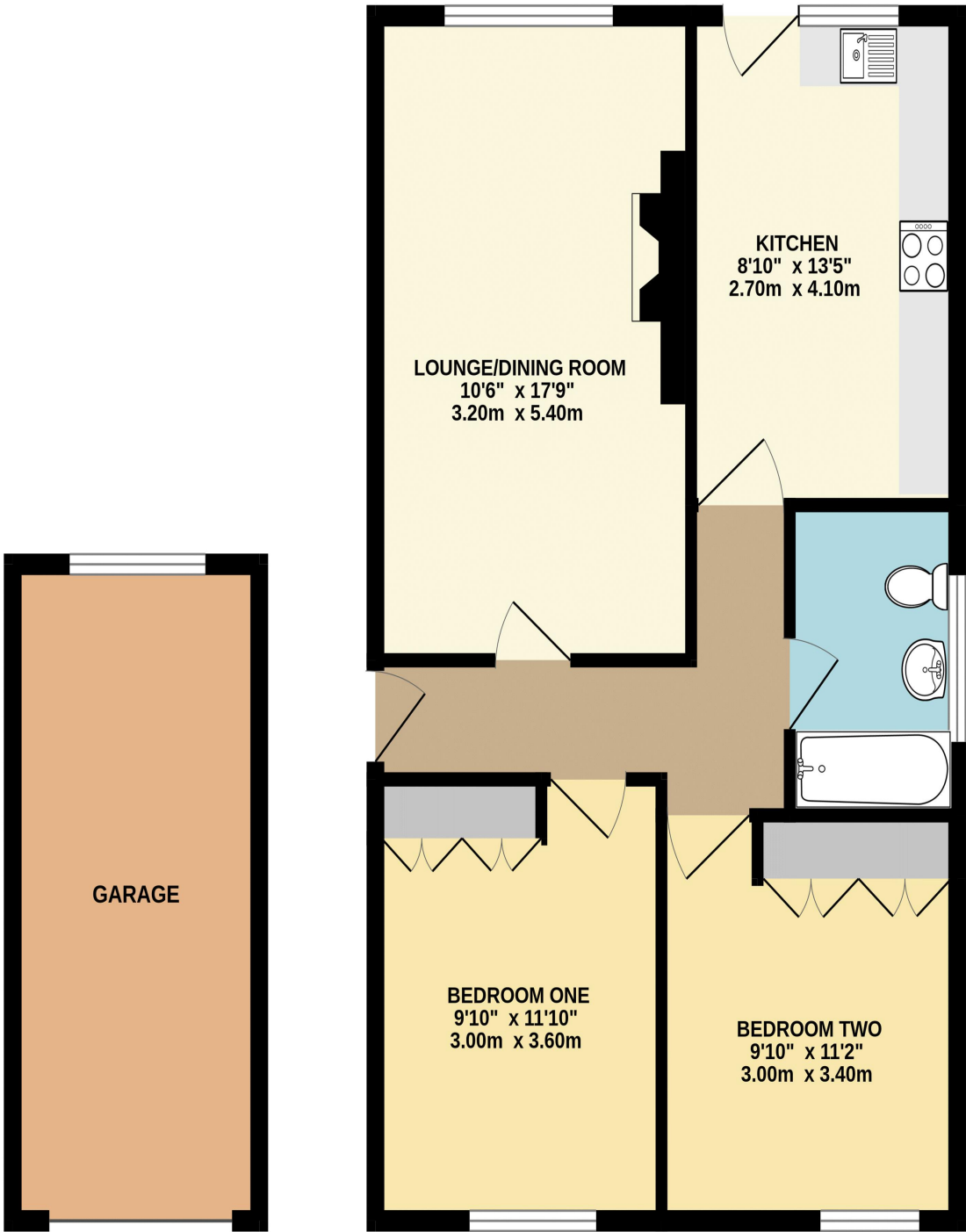
### Outside

Front of the property has a garden which is mainly laid to lawn with bushes and shrubs to borders and brick walling to boundaries. Rear garden is accessed via a timber gate and has a raised decking area leading down to a stone patio. Garden area which is mainly laid to lawn with bushes, shrubs and trees to borders and timber fencing and hedges to boundaries. Outside tap. Tarmacked tandem driveway providing multiple off street vehicle parking leading to a detached garage with an up and over door and power/lighting.

### Property Particulars D1

FLOOR PLANS

GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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