



New Lane, Burton Salmon Leeds LS25 5JR

welcome to

Lavender Cottage New Lane, Burton Salmon Leeds

READY TO MAKE A MOVE? At a Guide Price of £230,000 - £240,000 could this cottage style mid terrace home be PERFECT FOR YOU? Offering beautifully presented living accommodation throughout, this much loved home has TWO DOUBLE BEDROOMS, a rear garden PLUS a separate GARAGE!



Lounge

15' 2" max x 13' 8" max (4.62m max x 4.17m max)

Having an entrance door to the front aspect and a double glazed window also to the front with fitted shutters, solid wood flooring, a feature fire place with a wood burner, gas central heating radiator and stairs to the first floor landing.

Dining Kitchen

13' 7" max x 11' 6" max (4.14m max x 3.51m max)

Comprising of a modern fitted kitchen which has a range of both wall and base units with complimentary quartz work surfaces over and includes a free standing cooker, integrated fridge freezer, washing machine and dishwasher, a cupboard housing the gas central heating boiler, a double glazed window to the rear and a door leading out to the rear garden.

Bedroom One

11' 9" max x 11' 7" max (3.58m max x 3.53m max)

Having a double glazed window to the front aspect with fitted shutters, fitted wardrobes, built in cupboard, gas central heating radiator and an access hatch to the part boarded loft.

Bedroom Two

11' 8" max x 11' 6" max (3.56m max x 3.51m max)

Double glazed window to the rear with fitted shutters, a built in wardrobe and a gas central heating radiator.

House Bathroom

Equipped with a modern three piece bathroom suite which includes a bath with a shower over, a wash hand basin and a low level flush w.c. Heated towel rail, part tiling and a double glazed window to the rear.

Exterior

Externally the property has paved buffer garden to the front while to the rear is an enclosed garden space laid to Indian Stone and includes an outdoor tap.

Garage

7' 9" max x 16' 6" max (2.36m max x 5.03m max)

Set in a separate block of four garages and having an electric roller shutter door, power and lighting.



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Lavender Cottage New Lane, Burton Salmon Leeds

- Guide Price £230,000 - £240,000
- Cottage Style Mid Terrace
- Two Double Bedrooms
- Beautifully Presented Throughout
- Enclosed Rear Garden Space

Tenure: Freehold EPC Rating: D

guide price

£230,000 - £240,000



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Please note the marker reflects the
postcode not the actual property



Property Ref:
CAF112827 - 0007

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william h brown



01977 512628



castleford@williambrown.co.uk



10 Bank Street, CASTLEFORD, West Yorkshire,
WF10 1HZ



[williambrown.co.uk](https://www.williambrown.co.uk)