



The Paddock, Burton Salmon Leeds LS25 5NE

welcome to

The Paddock, Burton Salmon Leeds

ARE YOU LOOKING FOR A SOUGHT AFTER VILLAGE LOCATION? Do you want a FAMILY home that offers TWO reception rooms, gardens to front and rear PLUS a driveway & garage? Then look NO FURTHER! Call us on 01977 512628 to book a viewing!



Entrance Porch

Having a solid mahogany door to the front and a double glazed window to the side.

Lounge

19' 1" max x 12' 2" max (5.82m max x 3.71m max)
With a double glazed window to the front aspect, two gas central heating radiators, French doors to the rear and a gas fire with surround.

Dining Room

16' max x 10' 5" max (4.88m max x 3.17m max)
With a double glazed window to the rear aspect, a door to the side, a gas central heating radiator and solid oak flooring.

Kitchen

12' 2" max x 7' 8" max (3.71m max x 2.34m max)
Comprising of a modern fitted kitchen with a range of both wall and base units with complimentary solid oak work surfaces over. Includes a Astra Cast sink and drainer with a bespoke glass splash back, matching the design incorporated within the glass in the internal door, an electric double oven with a gas hob, a cooker hood unit over. Also features an integrated washing machine and fridge freezer, a gas central heating radiator, a double glazed window to the front, a gas central heating boiler and solid oak flooring.

First Floor Landing

With a double glazed window to the front, a built in storage cupboard, spotlights, a gas central heating radiator and an access hatch to the loft.

Bedroom One

12' 1" max x 9' 9" max (3.68m max x 2.97m max)
With double glazed windows to the front and rear, fitted wardrobes and a gas central heating radiator.

Bedroom Two

10' 5" max x 10' 1" max (3.17m max x 3.07m max)
With a double glazed window to the rear, a gas central radiator and fitted wardrobes.

Bedroom Three

12' 2" max x 7' 9" max (3.71m max x 2.36m max)
With a built in cupboard, a fitted wardrobe, double glazed windows to the front and side, a gas central heating radiator and a hatch providing loft access.

Bathroom

Consisting of a three piece bathroom suite which includes a bath with a mixer tap and shower attachment, a wash hand basin and a low level flush w.c. a heated towel rail, extractor fan and a double glazed window to the rear.

Shower Room

With a heated towel rail, extractor fan and a shower cubicle.

Exterior

The front provides a block paved buffer garden with dwarf wall boundary and driveway, whilst to the rear there is a south east facing, low maintenance enclosed garden with mature shrubs and plants and a useful shed.

Detached Garage

8' 1" max x 8' 3" max (2.46m max x 2.51m max)
With an up and over door, power and light.



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welcome to

The Paddock, Burton Salmon Leeds

- Spacious Detached Home
- Three Double Bedrooms
- Two Reception Rooms
- Modern Kitchen
- Detached Garage & Driveway

Tenure: Freehold EPC Rating: D

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CAF113465 - 0003

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william h brown



01977 512628



castleford@williamhbrown.co.uk



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



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