



The Paddock, Burton Salmon Leeds LS25 5NE

welcome to

The Paddock, Burton Salmon Leeds

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 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

- Three Double Bedrooms
- Spacious Detached Home
- Modern Kitchen
- Detached Garage & Driveway
- Gardens To Front & Rear

Tenure: Freehold EPC Rating: D
Council Tax Band: D

guide price

£300,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CAF113465 - 0007

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