



# The Granary

Lumby, Leeds, LS25 5JA  
£450,000



# SIGNATURE

BY

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# The Granary

## Lumby, Leeds, LS25 5JA

\*\*\*OUTSTANDING HOME. BEAUTIFUL FINISH. AVAILABLE WITH A CHOICE OF FINISHES. SOUGHT AFTER LOCATION.\*\*\*

This stunning development which was previously the village farm has been hand picked to create something special and to remain sympathetic to the style of Lumby village. The development is secured with electric gates and once inside, the impressive townhouses sit towards the rear, offering stunning aspects over open fields giving fantastic views.

Upon entering the property you are presented with a bright spacious hallway with a partial oak staircase with a glass balustrade, the ground floor offers an open-plan living space with a range of high specification finishes such as a 'U-shaped' kitchen fitted with quartz worktops, various integrated 'AEG' appliances, underfloor heating and 'Karndean' luxury vinyl flooring. The sliding doors allow a huge amount of light and are perfect for creating that outside/inside living space. The ground floor also offers a utility room, downstairs bedroom, study and a bathroom with a three piece suite.

The first floor accommodation consists of a master bedroom which benefits from a dressing room and an en-suite, across the landing you have the second double bedroom which again benefits from an en-suite.

An air source heat pump provides heating and hot water, accompanied with solar panels providing a very energy efficient home with an energy rating of B. Fibre broadband directly to the house giving excellent speeds.

The area is conveniently located within access to the local rail links, for those looking to commute to Leeds, York, Selby and beyond and within easy reach of the A1/M1/M62 motorway network.

Call now 24 hours a day, 7 days a week to arrange your viewing.

- STUNNING THROUGHOUT
- AIR SOURCE HEAT PUMP
- SOLAR PANELS
- THREE BATHROOMS
- OAK INTERNAL DOORS
- OPEN-PLAN LIVING
- GARDEN & PARKING
- EPC Rating B



## Ground Floor

### Lounge/Kitchen/Diner

28'2" x 18'5" (8.59m x 5.61m)

A stunning open-plan living space with a 'U-shaped' kitchen with a choice of kitchen and appliances (subject to negotiation) and underfloor heating. Down lighters to the kitchen area with a feature raised roof void and floor to ceiling windows across the rear with a central sliding patio door and a further side window. Oak door to the utility room.

### Utility Room

6'1" x 5'8" (1.85m x 1.72m)

Work surface, upstand and base unit from the kitchen with a sink and drainer. Down lighters to the ceiling, extractor, sliding access doors concealing the under floor heating pipe controls.

### Hall

Oak doors to rooms and stairs to the first floor.

### Bedroom

14'7" x 9'0" (4.45m x 2.74m)

Floor to ceiling tilt opening double-glazed window, TV point and an under floor heating control.

### Bedroom

14'7" x 8'10" (4.45m x 2.69m)

Floor to ceiling tilt opening double-glazed window and an under floor heating control.

### Bathroom

Fully tiled with a straight panelled bath, shower mixer tap, vanity housed wash hand basin and unit housed push flush WC. Down lighters to the ceiling, extractor, recessed mirror to the wall and continuation of the flooring from the hall with under floor heating.

## First Floor

### Landing

Oak doors to bedrooms and a 'Velux' skylight.

### Master Bedroom

14'2" x 18'5" (4.33m x 5.61m)

Tilt open double-glazed window, two central heating radiators, down lighters to the ceiling, TV point and oak doors to a walk-in wardrobe and an en-suite.

### Walk-in Wardrobe

6'7" x 8'2" (2.01m x 2.49m)

Down lighters to the ceiling, radiator and a power point.

### En-suite

Fully tiled with a double shower enclosure, vanity housed wash hand basin and unit housed push flush WC. Down lighters to the ceiling, extractor, recessed mirror to the wall, 'Karndean' flooring and a chrome heated towel warmer.

### Bedroom

13'9" x 14'1" (4.19m x 4.29m)

Two 'Velux' skylights, radiator, two radiators, an access door to the eaves, TV point and an oak door to an en-suite.

### En-suite

Fully tiled with a double shower enclosure, vanity housed wash hand basin and unit housed push flush WC. Down lighters to the ceiling, extractor, mirror to the wall, 'Karndean' flooring and a chrome heated towel warmer.

### Exterior

Having a post and rail enclosed rear garden (with an area ideal for turfing), flagged patio and foot path with double gated access to a pebbled area offering parking for two cars.

### Agents notes

A management company is to be set up to cover shared costs of gates, sewage treatment and private road. Sewage treatment unit shared by 6 residents.







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