



# The Threshing Barn

Lumby, Leeds, LS25 5JA  
£475,000



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BY

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# The Threshing Barn

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\*\*\*OUTSTANDING HOME \* BEAUTIFUL FINISH \* AVAILABLE NOW \* 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.

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

An air source heat pump provides the 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.

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



## Ground Floor

### Hall

Floor to ceiling entrance door with a tilt side window, partial oak staircase with a glass balustrade and skylight from the first floor landing giving ample light, down lighters to the ceiling, 'Karndean' flooring and oak doors to rooms.

### Lounge/Kitchen/Diner

28'8" x 18'8" (8.74m x 5.69m)

A stunning open-plan living space with a 'U-shaped' kitchen fitted with quartz worktops, various integrated 'AEG' appliances, underfloor heating, 'Karndean' flooring throughout and down lighters to the kitchen area. A feature raised roof void, floor to ceiling windows across the rear with a central sliding patio door and a further side window. Oak door to utility room.

### Utility Room

6'5" x 5'8" (1.96m x 1.72m)

Matching work surface, upstand and base unit from the kitchen and a sink and drainer. Down lighters to the ceiling, extractor, continuation of flooring from the kitchen and sliding access doors concealing the under floor heating pipe controls.

### Bedroom

14'8" x 9'5" (4.47m x 2.87m)

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

### Bedroom/Study

14'8" x 8'10" (4.47m 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, a recessed mirror to the wall and continuation of the flooring from the hall with under floor heating.

## First Floor

### Landing

Oak doors to the bedrooms and a 'Velux' skylight.

## Master Bedroom

13'10" x 19'0" (4.22m x 5.79m)

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

6'9" x 9'0" (2.06m x 2.74m)

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 a unit housed push flush WC. Down lighters to the ceiling, extractor, a recessed mirror to wall, 'Karndean' flooring and a chrome heated towel warmer.

### Bedroom

14'0" x 14'8" (4.27m x 4.47m)

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

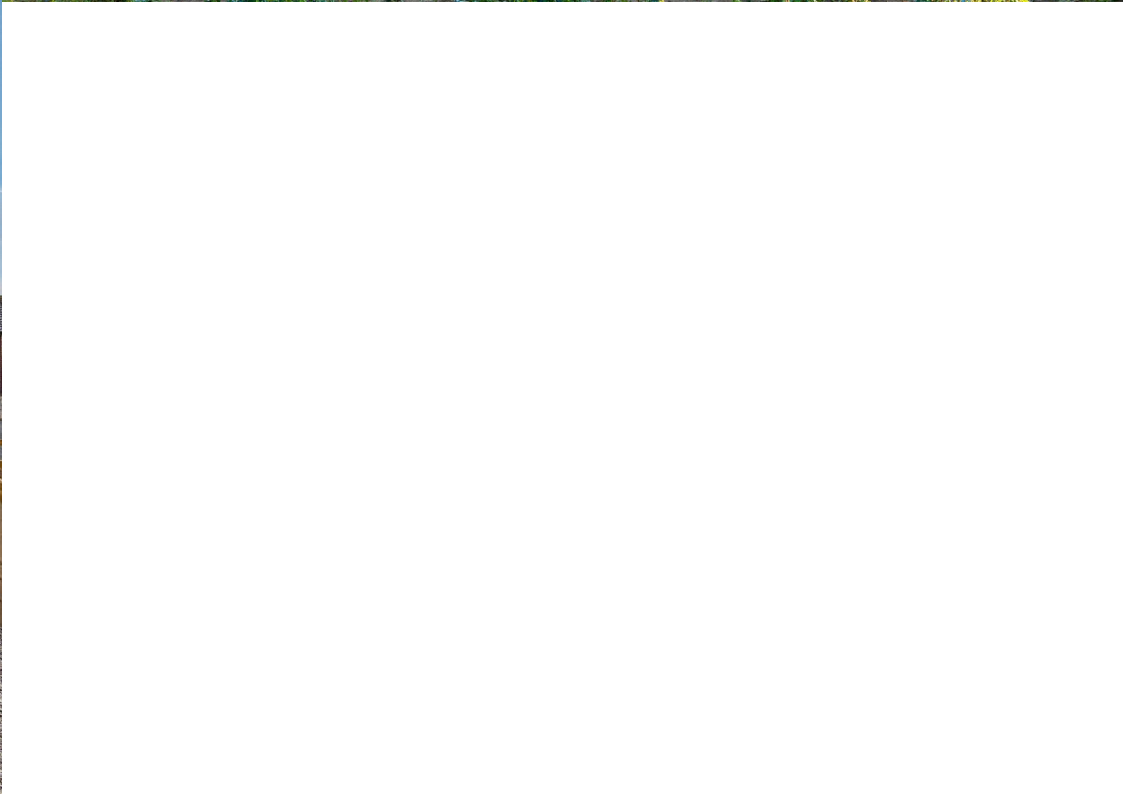
### Exterior

Having a post and rail enclosed rear garden with a large area (ideal for turfing), flagged patio and foot path. Parking is available to the side 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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