



Main Street, Burton Salmon

THIS INDIVIDUALLY DESIGNED AND SIMPLY STUNNING FOUR BEDROOM DETACHED HOUSE IS A COMPLETE SHOW STOPPER AND OFFERS VERSTAILE LIVING TO ACCOMODATE ALL OF YOUR NEEDS. TRUELY BEAUTIFUL AND ONE NOT TO BE MISSED!!!

Offers Over £725,000

Council Tax: F



Main Street, Burton Salmon

DESCRIPTION

HUNTERS WETHERBY ARE PROUD TO PRESENT THIS STUNNING FOUR BEDROOM DETACHED HOUSE IN THE SOUGHT AFTER VILLAGE OF BURTON SALMON WITH VERSATILE LIVING ON THE GROUND FLOOR WHICH COULD BE USED AS SELF CONTAINED LIVING SPACE.

On entering this gorgeous property you are greeted with an open and airy hallway, filled with natural light from the glass front door, providing access to all rooms on the ground floor and is finished with solid oak flooring.

The property offers a modern and spacious kitchen/ dining and sitting area featuring exposed beams which are from the original house. This bright and airy space features a range of wall and base units with corian worktops, two integrated ovens, induction hob and fridge freezer, also benefitting from a large island with seating perfect for any time of the day to catch up with friends and family. The kitchen and sitting area also benefit from underfloor heating and the space is opened up beautifully with Bi- Folding doors that create an outdoor /indoor living space the bi-fold door along with the windows are made from oak on the inside and aluminium on the outside. This room is certainly somewhere to enjoy and unwind at the end of a busy day.

The utility room includes double oven, dishwasher and plumbing for washing machine and dryer and could easily be a secondary kitchen if required.

The well proportioned downstairs shower room consists of a walk in shower with waterfall head, low level w/c and wash hand basin and is tiled from floor to ceiling.

Bedroom two which is located on the ground floor benefits from built in wardrobes and also features a modern, luxury en-suite wet room which has walk in shower with safety glass, low level w/c, vanity unit and ample storage space.

Finishing the ground floor is large double garage with maintenance pit.

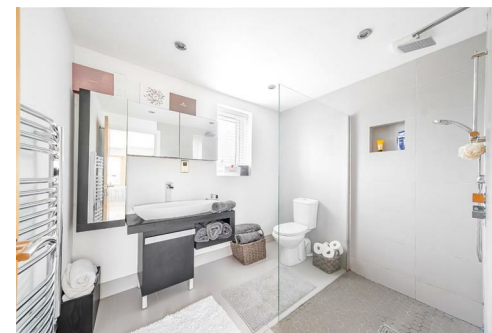
Leading to the first floor is the modern oak and glass staircase which really does provide a WOW factor to this impressive home and provides the perfect walk way to the three well sized bedrooms and house bathroom.

The principal bedroom is a stunning room featuring from built in sliding wardrobes as well as the modern en-suite with rainfall shower, low level w/c and vanity unit with plenty of storage. Bedroom three and four are also well sized rooms.

Finishing the first floor is the house bathroom with egg shape free standing bath, low level w/c, vanity unit and heated towel rail.

To the front of this beautiful property is a long driveway with off street parking for multiple cars, a lawned area surrounded by mature hedges creating privacy in the front garden. To the rear of the property, the garden is mainly laid to lawn with white porcelain tiles as you step out of the bifold doors creating the feeling of indoor outdoor living. To create privacy there are high hedges and mature trees.

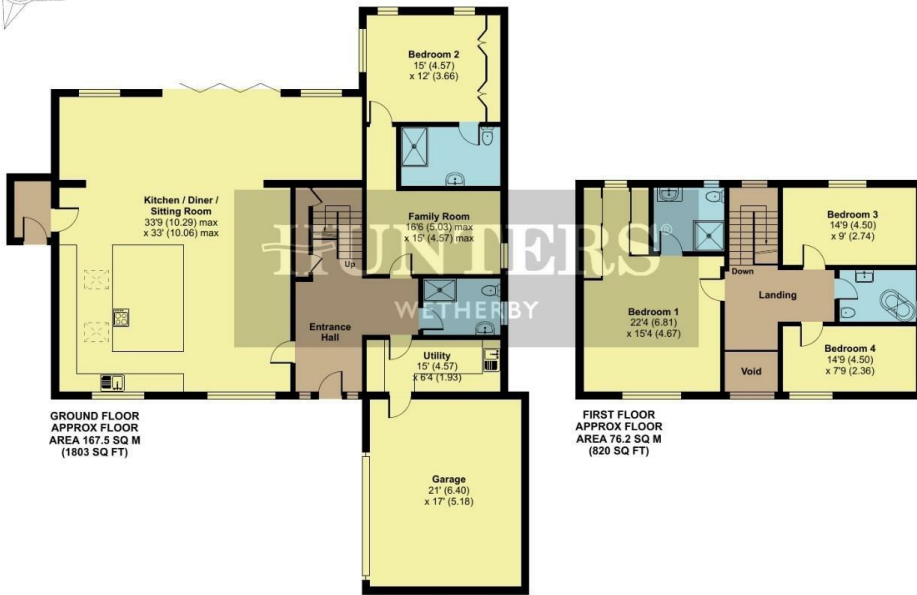
Ashberry House is located in the desirable village of Burton Salmon and is set within the heart of the village, surrounded by open countryside and lovely walks. The village has a popular school, local public house and the nearby village of Monk Fryston has a cricket club, a pub and an active village hall. A wider range of amenities can be found in the neighbouring villages of Sherburn in Elmet and South Milford. For the commuter, the property is conveniently located for the A1(M), M1 and M62. Leeds Bradford International Airport is within easy reach and offers more comprehensive travel internationally.





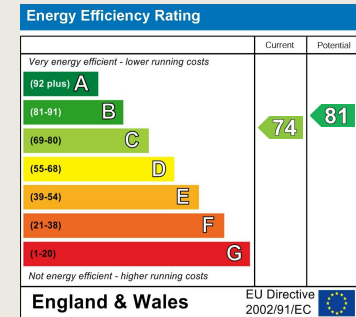
Main Street, Burton Salmon, Leeds, LS25

Approximate Area = 2623 sq ft / 243.6 sq m (excludes void)
 Garage = 357 sq ft / 33.2 sq m
 Total = 2980 sq ft / 276.8 sq m
 For identification only - Not to scale



ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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