



25 Ledgate Lane, Burton Salmon

£600,000

- Detached House
- Spacious Lounge
- 0.37 Acre Plot
- Popular Rural Village With an Excellent Primary School
- 4 Double Bedrooms
- Brand New Gas Boiler as of 2023
- Enormous Scope & Potential for Further Expansion
- Formal Dining Room
- 2 Bathrooms
- Integral Double Garage

An extensive family home extending to almost 2,400 sq. ft. within grounds of 0.37 acre being approximately 14 miles from the city of Leeds and 20 miles from the city of York.

The property was an individually designed home built in the mid 1970's which delivers well proportioned rooms to both the ground and first floor accommodation, with the ground floor rear bedroom being designed to accommodate a disabled person. The position of the property neighbours open countryside to the rear and enjoys a tremendous private rear garden. The entirety of the plot measures 0.37 acre with the majority made up by the rear garden space.

On entering the property, a spacious welcoming hall gives access to the ground floor accommodation and staircase leading to the first floor. Immediately to the left is a cloakroom wc, and a lounge.

The lounge is positioned to the rear of the property and measures a generous 300 sq. ft., being one of the best rooms for the views across the rear garden. There is a Cornish slate fireplace with recessed gas 'coal effect' fire and an arch linking into the property's formal dining room, which can also be designed to be incorporated into one subject to approval.

The kitchen comprises a comprehensive range of oak wall and base units to three sides, incorporating a breakfast table, with attractive work surfaces over. There are inbuilt appliances, tiled splashbacks and a window to the front with a small window to the side. This room has attractive flooring and good ceiling height. A further door leads through to the utility room.

Located off the kitchen is a useful utility room, having a stainless steel sink unit and drainer with provision in place for laundry facilities. It must be noted the gas fired central heating boiler is located within an alcove to the left hand side from the kitchen door. There is access to the rear garden and integral double garage. A pantry provides further storage space.

The ground floor is further enhanced by two spacious double bedrooms and main bathroom. Both bedrooms are well portioned and benefit from built in fitted wardrobes. Of particular note, bedroom one has a patio door which opens directly into the rear garden and beyond.

The bathroom is of a particularly good size and is fitted to a high standard with a modern suite including low level W.C., pedestal wash hand basin and bath. There is a good-sized power shower cubicle with chrome fittings, shower boarding to full ceiling height, ceramic base, obscure glazed window, attractive flooring, and vertical central heating radiator/heated towel rail.

To the first floor, a galleried landing with built in cylinder/airing cupboard leads to two further double bedrooms with superb views across the gardens and beyond and secondary house bathroom. Two storage rooms.

The first floor bathroom is fitted with a white three-piece suite comprising of a low level W.C., pedestal wash hand basin and panelled bath with shower over, decorative tiling and obscure glazed window.

The property offers further scope for expansion to create additional rooms, and a more open plan layout but the upstairs delivers even more untouched potential. From the staircase, immediately right, leads into an unconverted area which would make for an exceptional principal suite, subject to approval. The concept drawings and images the sellers have commissioned give an example of what can be created. Please note they are for identification purposes only at this stage, no planning approval has been submitted or approved.

Externally, the property will be found along Ledgate Lane, set back and enjoying a prominent position within its own grounds. A sweeping tarmac driveway provides off street parking for several motor vehicles, adjacent to an immaculately kept lawn. Established hedged boundaries provide a vast degree of privacy. An integral double garage is positioned to the right of the property, being accessed by an automatically operated up and over door with further storage inside and single door into the utility room.

A path runs alongside the property's right elevation, leading to the rear garden which is undoubtedly one of the main selling features and has been admired by the present owners for some time. The garden is predominantly laid to lawn with an array of mature shrubbery and trees. The home benefits from this lovely mature garden and the delightful rural scene beyond. There is a vegetable garden, a glazed potting shed, and a full width flagged terrace/patio from which to enjoy views out over the garden.

It should be clearly noted that this design has not been submitted for planning and therefore is obviously subject to the necessary planning, therefore is subject to change. Indeed, purchasers could enlist the services of this, or any architect, in order to create their dream home. Our interpretation is particularly versatile and takes full advantage of the lovely village location and lovely views out over the gardens and beyond.

The new design would include once again, an impressive entrance hallway, downstairs W.C, double doors leading through to a huge living dining kitchen with bifold doors out to the gardens, this exceptionally large room has an adjoining snug and also a door through to a very large utility room. On the ground floor, there is a fifth bedroom, a very large double bedroom with en-suite. On the first-floor level, the architect has drawn a four bedroom layout pretty much following the lines of the existing dwellings footprint, this includes bedroom one with dressing room and en-suite, bedroom two with en-suite and bedrooms three and four both being double rooms sharing an en-suite shower room.

It should be noted that the architect has not gone to the full extent of going out over the attached double garage.

Additional Information - It should be noted that the home has double glazing, an alarm system, an Ideal Standard boiler (new as of 24/08/2023), and external security lighting. Some carpets curtains and certain other extras may be available via separate negotiation.

EPC rating - D
Property tenure - Freehold
Local authority - North Yorkshire County Council Council
Council tax band - F

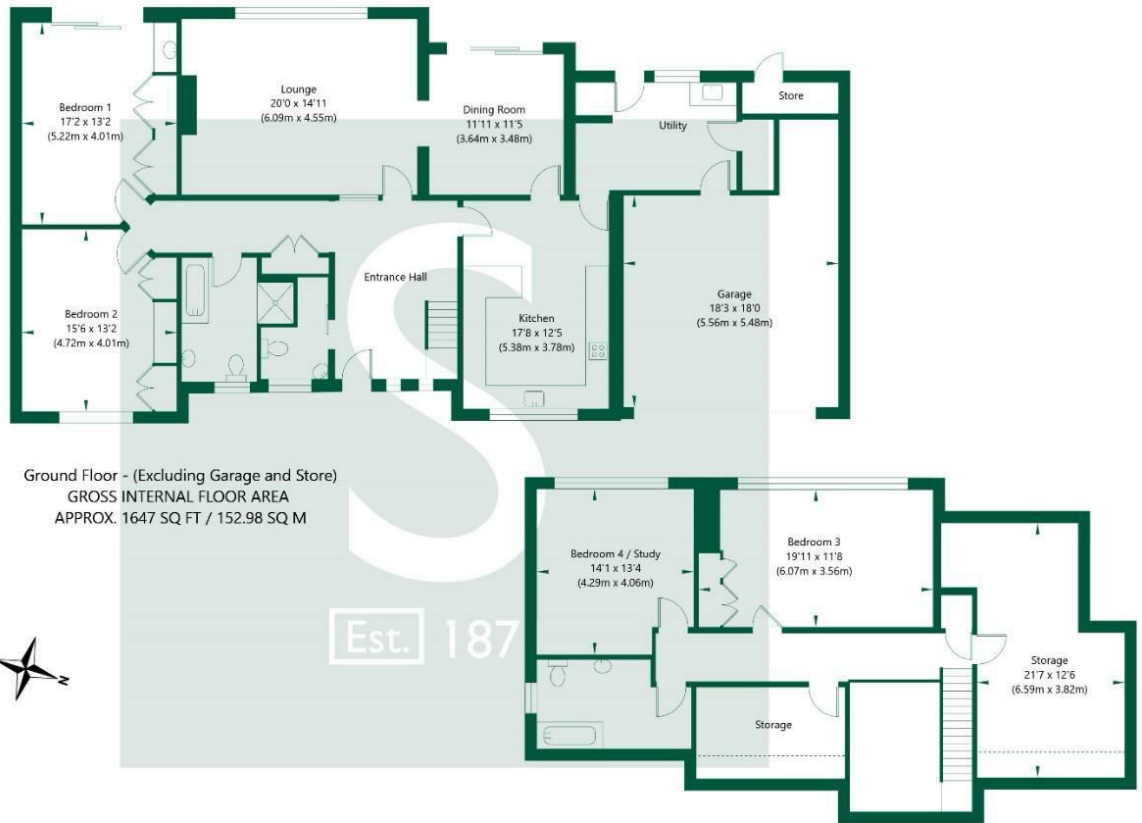




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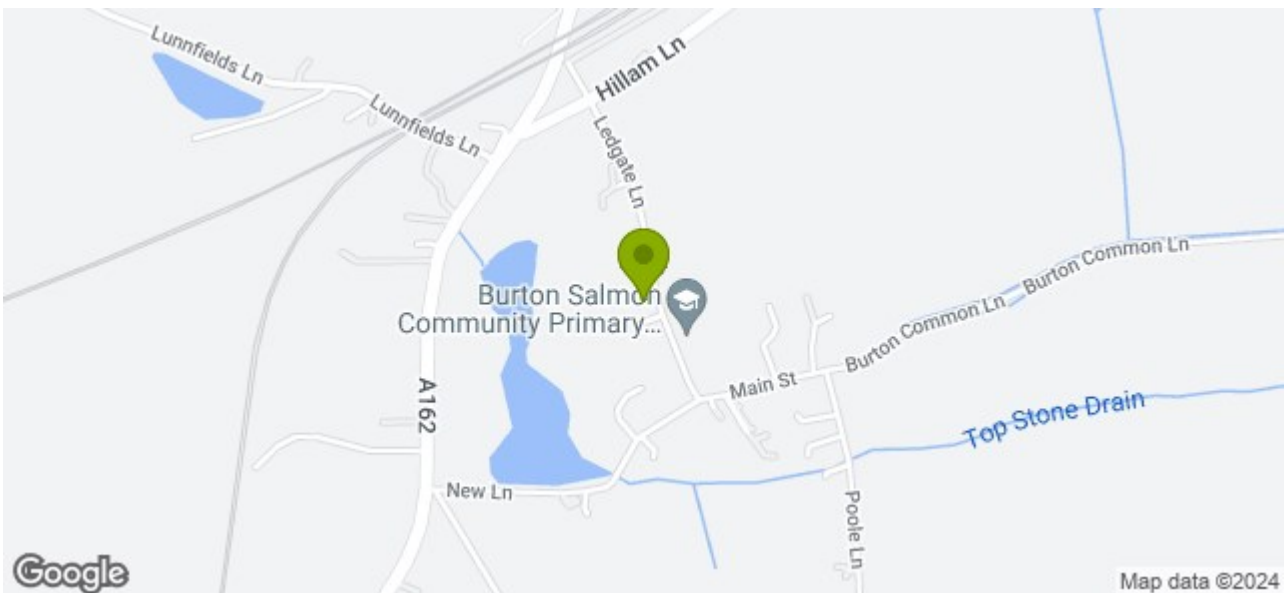
Ledgate Lane, Burton Salmon, LS25 5JY



Ground Floor - (Excluding Garage and Store)
GROSS INTERNAL FLOOR AREA
APPROX. 1647 SQ FT / 152.98 SQ M

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1136 SQ FT / 105.52 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2783 SQ FT / 258.5 SQ M - (Excluding Garage and Store)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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