



Poole Row, Burton Salmon

£260,000

MARTIN & CO

Poole Row, Burton Salmon

Cottage

2 Bedrooms, 1 Bathroom

£260,000

- END COTTAGE, FULL OF CHARACTER
- VILLAGE LOCATION
- LOG BURNER
- BATHROOM WITH ROLL TOP BATH
- SHOWER OFF MAIN BEDROOM
- GARAGE AND LARGE GARDEN TO REAR
- COUNCIL TAX BAND B
- OFFERED WITH NO UPWARD CHAIN
- 360' INTERACTIVE VIEWING AVAILABLE

Nestled in the picturesque village of Burton Salmon, this charming 18th-century cottage is a true gem waiting to be discovered. Boasting one reception room, two cosy bedrooms, and a quaint bathroom, this property exudes character and warmth.

As you step inside, you'll be greeted by a wealth of original features that harken back to a bygone era, adding a touch of nostalgia to the home. The small cottage garden to the front is perfect for enjoying a morning cup of tea or hosting intimate gatherings with friends and family.

Conveniently located, this cottage offers great commuting links while allowing you to embrace the idyllic village lifestyle. Surrounded by open countryside, you'll have the opportunity to explore nature's beauty right at your doorstep.

With parking available for one vehicle, the practicalities of daily life are taken care of. And the best part? This property comes with no onward chain, making the buying process smooth and hassle-free.

Don't miss out on the chance to own a piece of history in this highly regarded location. Embrace the tranquility and charm of village living in this delightful cottage.



MAIN DESCRIPTION

This idyllic 18TH CENTURY COTTAGE has a wealth of ORIGINAL FEATURES including EXPOSED BEAMS and is set in the SOUGHT AFTER VILLAGE of BURTON SALMON.

With the interior keeping its cottage charm, you enter the property through the front door directly into the lounge which features a log burner and window seat with a BEAUTIFUL VIEW of the front yard. Through to the kitchen, and bathroom with roll top bath.

On the first floor you will find two bedrooms, one single and one DOUBLE with a shower.

Access road to side and rear. Garage with up and

over door and access through to a large rear garden. On street parking to the front of the property.

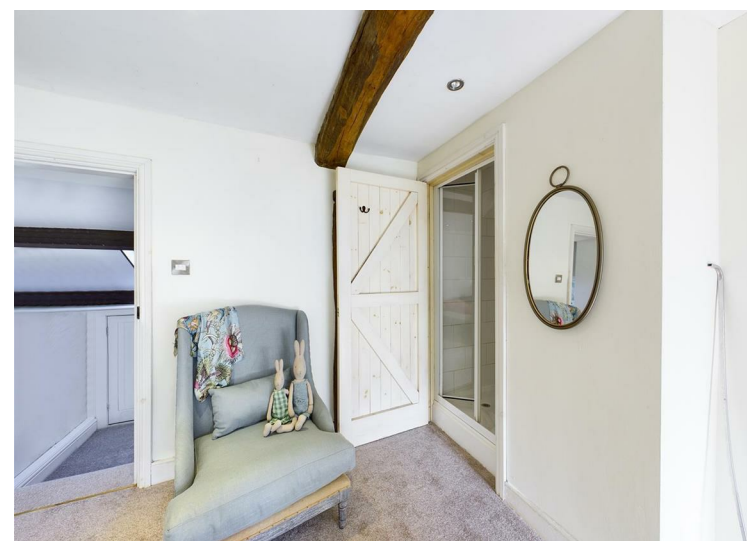
Central heating and partial double glazing.

LOUNGE

Single glazed Georgian style window with window seat overlooking the beautiful front cottage garden. Feature brick fire place with log burner and brick hearth. Built in book shelves. Wall lights. High level window to the side provides further natural light. Sliding timber door leading to the kitchen.

KITCHEN

Cottage style solid wood, hand-built and bespoke kitchen with mixture of in frame style base and wall



units including dresser unit, plate racks and open shelves. Wooden work tops. Belfast sink with mixer tap. Space for cooker, fridge freezer and slimline dishwasher. Finished off with splash back tiling, tiled floor and stunning exposed beams. Window to the rear and external stable style door leading to the rear garden. Stairs lead to first floor and door through into the bathroom.

BATHROOM

White three piece suite with free-standing roll top bath with shower taps. Low flush WC and pedestal wash basin. Partially tiled and panelled walls in keeping with its cottage style. Picture rail to one wall and exposed beams to ceiling. Painted floorboards and obscure glazed window to the rear.

LANDING

Spacious landing with exposed beams. Eaves cupboard providing plumbing for a washing machine. Side single glazed window and Velux roof window. Radiator. Steps lead to the two bedrooms.

BEDROOM

Double bedroom with exposed beams and built in wardrobes. Cupboard housing a shower cubicle which is tiled floor to ceiling. Single glazed window to the front with window seat, further high level window to the side elevation. Recess spotlights to ceiling. Radiator. Loft access.

BEDROOM.

Single bedroom with original beams. Velux style roof window and radiator.


LOFT


Accessed from the main bedroom via a pull down loft ladder. Partially boarded and having power and light. Houses the gas central heating boiler.

EXTERIOR

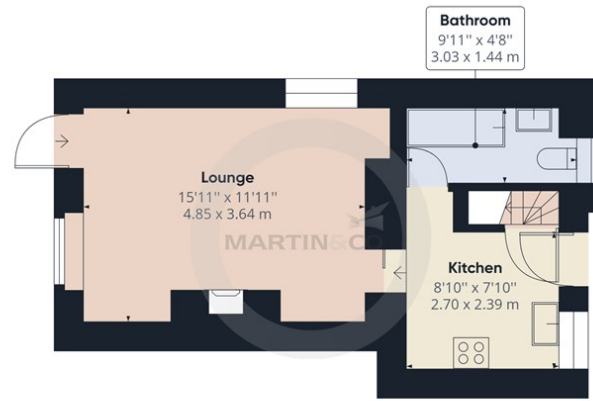
To the front of the property there is a cottage garden with areas of paving and planting. To the rear is a garage and further outbuilding for storage. Beyond this is a surprisingly large further garden area with established trees and additional patio area.



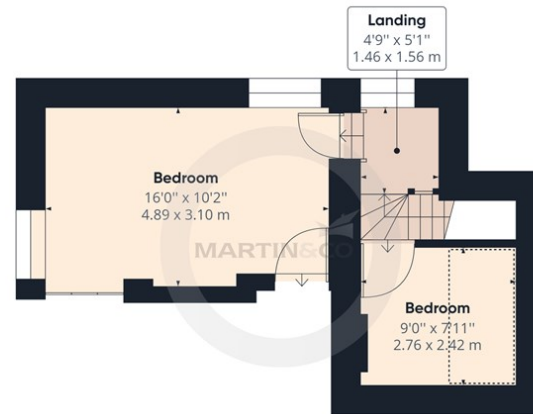
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	





Ground Floor Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾

593.02 ft²

55.09 m²

Reduced headroom

28.97 ft²

2.69 m²

(1) Excluding balconies and terraces

⌚ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Martin & Co Pontefract Sales
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN
01977 799550 . pontefract@martinco.com

01977 799550
<http://www.martinco.com>



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Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

