

# Park Row



Poole Lane, Burton Salmon, Leeds, LS25 5JU

Offers In Excess Of £1,000,000



**\*\*IMPRESSIVE STONE BUILT DETACHED HOME\*\*SIX DOUBLE BEDROOMS WITH POTENTIAL FOR SEVEN\*\*DOUBLE GARAGE\*\*DRIVEWAY\*\*EXPANSIVE PRIVATE REAR GARDEN\*\*MASTER SUITE WITH A BALCONY\*\*FOUR FULL RECEPTION ROOMS\*\*SOUGHT AFTER LOCATION\*\*NOT ONE TO BE MISSED\*\*NO UPWARD CHAIN\*\***

Nestled in the charming village of Burton Salmon, this impressive stone-built detached bungalow on Poole Lane is a true gem waiting to be discovered. Boasting a total of six spacious bedrooms, with the potential for a seventh, this property offers ample space for a large family or guests.

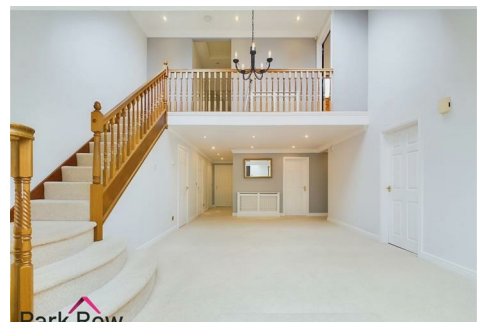
The property features not just one, but four luxurious bathrooms, with five of the bedrooms having their own en-suites for added convenience and privacy. The fantastic master suite is a standout feature, complete with a full dressing room, an en-suite bathroom, and a balcony that overlooks the expansive rear garden.

The open plan kitchen/dining/living room is perfect for entertaining, while a separate dining room provides a more formal setting for special occasions. The separate lounge offers a cosy retreat for relaxing evenings.

Parking will never be an issue with space for up to six vehicles, making hosting gatherings a breeze. The rear garden, surrounded by high conifers, offers a private oasis for outdoor activities or simply unwinding in nature.

This property truly epitomises luxury living in a sought-after location. Don't miss the opportunity to make this stunning bungalow your new home in Leeds.

**VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE PROPERTY ON OFFER! CALL US ON 01977 681122 TO BOOK A VIEWING! 'WE OPEN UNTIL 5.30PM MONDAY TO FRIDAYS and until 1PM SATURDAYS!**





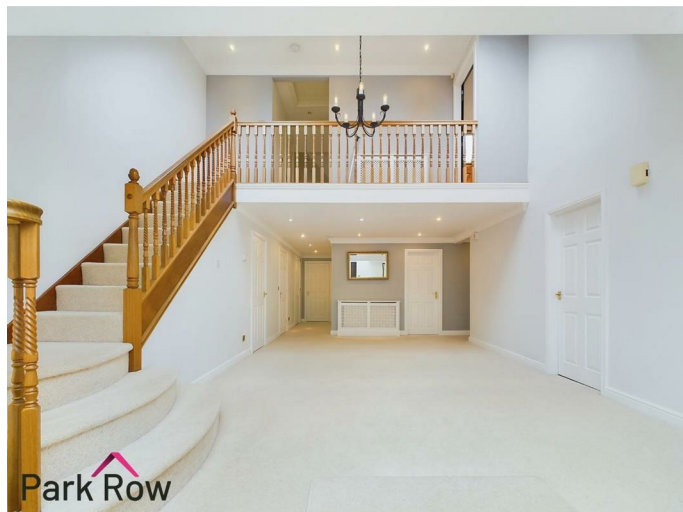
## GROUND FLOOR ACCOMMODATION

### ENTRANCE

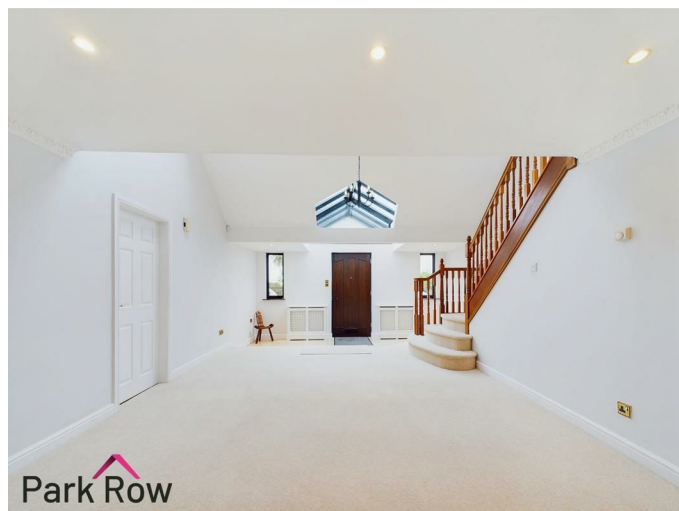
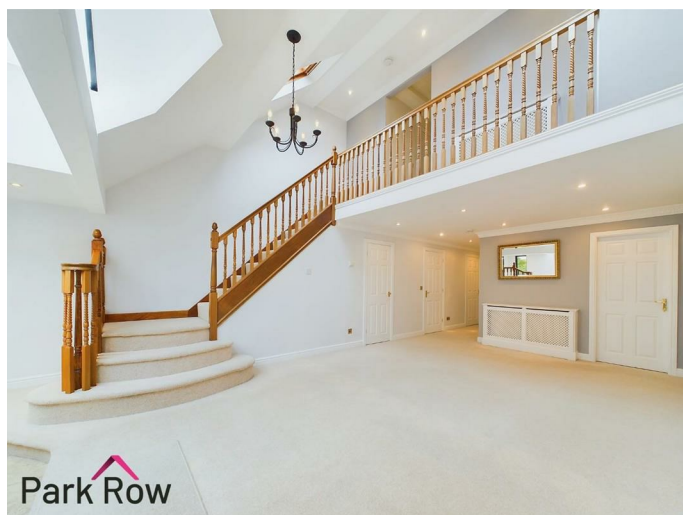
Enter through a black wooden door which leads into;

### ENTRANCE HALLWAY

20'0" x 13'5" (6.12 x 4.09)



Double glazed feature lantern sky light allowing in floods of light into the space, a grand gallery staircase which leads up to the first floor accommodation, two double glazed windows to the front elevation, three central heating radiators, LED spotlights to the ceiling, feature lighting pendant, three central heating radiators all with bespoke radiator covers, three internal doors which lead into storage cupboards and further internal doors which lead into;



## KITCHEN/DINING/LIVING ROOM

(14'8" x 15'2") + (33'3" x 14'8") ((4.49 x 4.64) + (10.15 x 4.49))



The kitchen/dining/living room is an L-shaped open plan room making the perfect space to entertain family or friends. The kitchen area is 4.64 x 4.49m and includes; double glazed window to the side elevation, various white wall and base units with LED lighting surrounding, space for a freestanding double fridge/freezer, black granite worktop, double sink set within the worktop, integral wine fridge, underfloor heating, island to the centre which matches the kitchen, built in ovens within the island, hob to the centre of the island with an extractor fan to the ceiling. The dining/lounge area is 10.15 x 4.49m and includes; wooden double glazed doors which lead out to the rear garden, various areas for seating and internal doors which lead into;







**DINING ROOM**  
18'2" x 14'10" (5.54 x 4.54)



Double glazed window to the side elevation, central heating radiator and internal double doors which lead into;





## LOUNGE

30'2" x 19'3" (9.21 x 5.87)



Two wooden double glazed curved windows to the rear, two double glazed windows to each side elevation, a beautiful stone built fireplace with woodburning stove and wooden double glazed curved double doors which lead out to the rear elevation.



## UTILITY ROOM

14'10" x 12'9" (4.54 x 3.90)



Double glazed window to the side elevation, wooden

shaker-style wall/tall and base units with bags of storage, roll-edge laminate worktop, island to the centre which matches the units, space and plumbing for a washing machine and a dryer, stainless steel drainer sink with chrome taps over, an open doorway which leads into a storage cupboard with shelving, a door which leads into the garage and a further internal door which leads into;



### DOWNSTAIRS W/C 5'0" x 3'3" (1.53 x 1.00)



Obscure double glazed window to the side elevation and includes a white suite comprising; close coupled w/c, central heating radiator and a corner hand basin with tiled splashback.

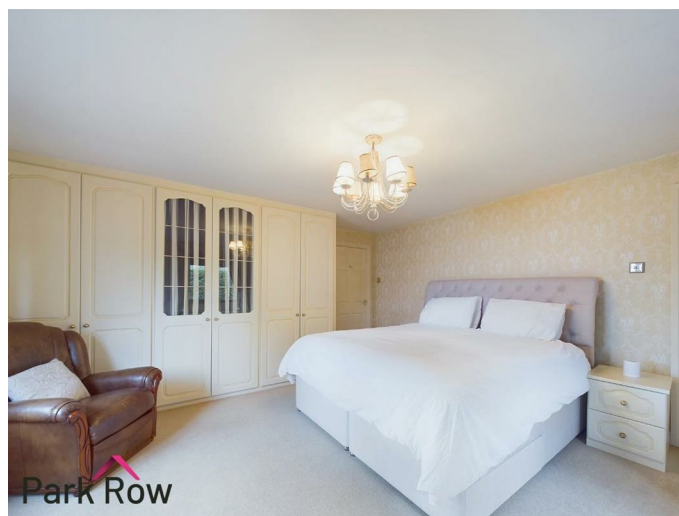
### OFFICE/POTENTIAL BEDROOM SEVEN 12'9" x 9'10" (3.90 x 3.02)

Double glazed window to the rear elevation and a central heating radiator.

### BEDROOM FIVE 14'9" x 11'10" (4.50 x 3.63)



Double glazed window to the front elevation and a double glazed window to the side elevation, three sets of white wooden shaker-style built in wardrobes with storage, built in window seat to match with storage, central heating radiator and an internal door which leads into;







**ENSUITE TO BEDROOM FIVE**  
13'5" x 6'6" (4.09 x 2.00)



Obscure double glazed window to the side elevation and includes a white suite comprising; tiled bath with taps and a shower attachment, tiled alcove above the bath for storage, close coupled w/c, floating hand basin with chrome taps over, bidet, fully tiled mains shower with a glass shower screen, central heating radiator, half tiled to the remaining walls plus an internal door which leads into the entrance hallway.



**BEDROOM SIX**  
12'7" x 9'6" (3.86 x 2.92)



Double glazed bay-window to the rear elevation and a central heating radiator with a white wooden radiator cover.

## FIRST FLOOR ACCOMMODATION

### LANDING

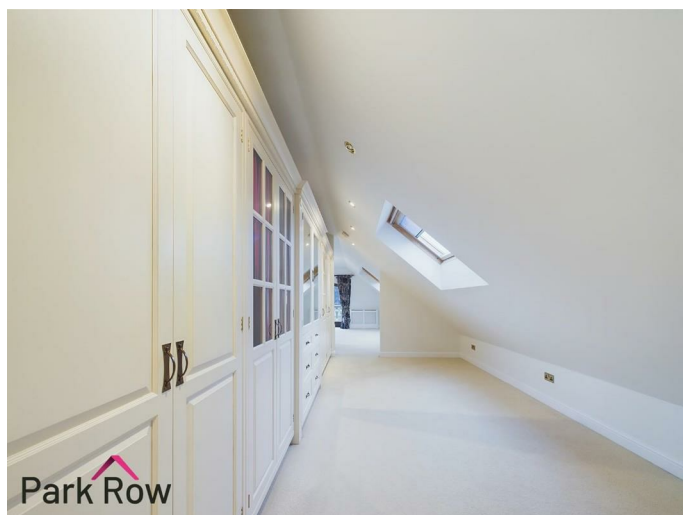
(14'0" x 3'2") + (14'7" x 8'0") ((4.27 x 0.97) + (4.46 x 2.46))



Two double glazed Velux windows to the front elevation, a further double glazed Velux window to the side elevation, two central heating radiators with white wooden radiator covers and internal doors which lead into;

### DRESSING ROOM TO MASTER SUITE

18'0" x 10'4" (5.49 x 3.17)



Double glazed Velux window to the side elevation, full width white shaker-style wardrobes with lots of space for storage and an open doorway which leads into;



### MASTER BEDROOM

19'6" x 19'3" (5.95 x 5.87)



Three double glazed Velux windows to the side elevation, two central heating radiators with white wooden radiator covers, aircon installed, an internal door which leads into the en-suite plus double glazed curved double door which leads out to:





### BALCONY

Includes paved flooring with a stone built balustrade surrounding and has beautiful views over the rear garden.

### ENSUITE TO MASTER BEDROOM

18'0" x 8'9" (5.50 x 2.68)



Double glazed Velux window to the side elevation and includes a white suite comprising; close coupled w/c with a concealed cistern set within the tiled wall, bidet, corner shower with a mains shower and a glass shower screen, his and hers sinks set within a white wooden shaker-style unit with a marble worktop, full width tiled bath with amazing twinkling lights built in above, built in wooden shaker-style dressing table with storage, mirror with built in LED lighting, fully tiled floor to ceiling and two chrome heated towel radiators.



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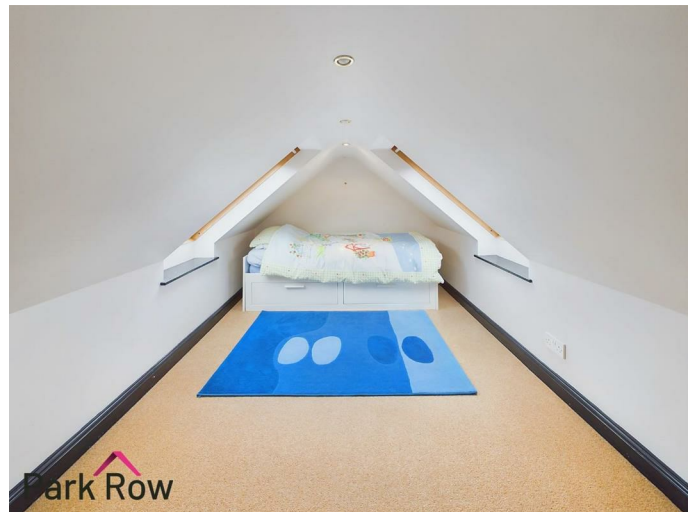
## BEDROOM TWO

(18'1" x 12'9") + ( 13'10" x 8'3") ((5.53 x 3.91) + ( 4.24 x 2.52))



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Double glazed full length Velux windows to the rear elevation allowing in floods of light, two further Velux double glazed windows to each side elevation, aircon fitted, built in white wooden shaker-style wardrobe, central heating radiator and an internal door which leads into;



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**ENSUITE TO BEDROOM TWO**  
8'9" x 6'7" (2.68 x 2.02)



Double glazed Velux window to the rear elevation and includes a white suite comprising; close coupled w/c with a concealed cistern set within the tiled wall, wooden panel bath with taps and a shower attachment, fully tiled mains shower with a glass shower screen, hand basin set within a wooden unit to match the bath with chrome taps over, mirrored wooden unit to the wall with storage, half tiled to the remaining walls and a chrome towel radiator.

**BEDROOM THREE**  
29'9" x 12'8" (9.09 x 3.87)



Four Velux double glazed windows to both side elevations, built in castle wardrobes which could be great if you have a young family, aircon fitted, central heating radiator and an internal door which leads into;





**JACK 'N' JILL BATHROOM**  
10'6" x 4'8" (3.21 x 1.44)



Includes a white suite comprising; close coupled w/c, hand basin set within a wooden shaker-style unit with storage and a roll-edge laminate worktop, fully tiled mains shower with a glass shower screen, fully tiled floor to ceiling, chrome towel radiator and an internal door which leads into;

**BEDROOM FOUR**  
14'6" x 12'7" (4.44 x 3.85)



Two double glazed Velux windows to the side elevation, aircon fitted and a central heating radiator.

## EXTERIOR

### FRONT



To the front of the property there is a perimeter stone dwarf wall with a built in letterbox, bespoke black vehicle gates specially designed for the property, a spacious tarmac driveway which leads to the entrance and the garage, a stunning stone built porch with stone pillars creating a lovely feel as you enter the property, various curved borders surrounding filled with various species of trees and plants plus there is access to the rear garden via each side of the property.





room where you will step out onto; a spacious paved patio area which sweeps all along the back of the property with various spaces for seating in the summer months, perimeter conifers and trees surrounding creating privacy, various other species of trees and plants within curved borders and the rest is mainly lawn and the rear garden is very spacious and the possibilities could be endless!



## REAR



Accessed via each side of the property from the front or through the doors in the lounge and the kitchen/dining/living





### **GARAGE**

**22'1" x 15'3" (6.74 x 4.65)**

Accessed via the driveway through a black electric gate and includes; lots of space for storage, power, lighting and a double glazed window to the side elevation.

### **AERIAL PHOTOGRAPHS**







## TENURE AND COUNCIL TAX

Tenure: Freehold

Local Authority: North Yorkshire Council

Tax Banding: G

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains

Gas: Mains

Sewerage: Mains

Water: Mains/Metered

Broadband: Fibre (FTTP)

Mobile: 4/5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practises) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with

this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Weds, Thurs and Fri - 9.00am to 5.30pm

Saturday - 9.00am to 1.00pm

Sunday - Closed

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

SELBY - 01757 241124

SHERBURN IN ELMET - 01977 681122

GOOLE - 01405 761199

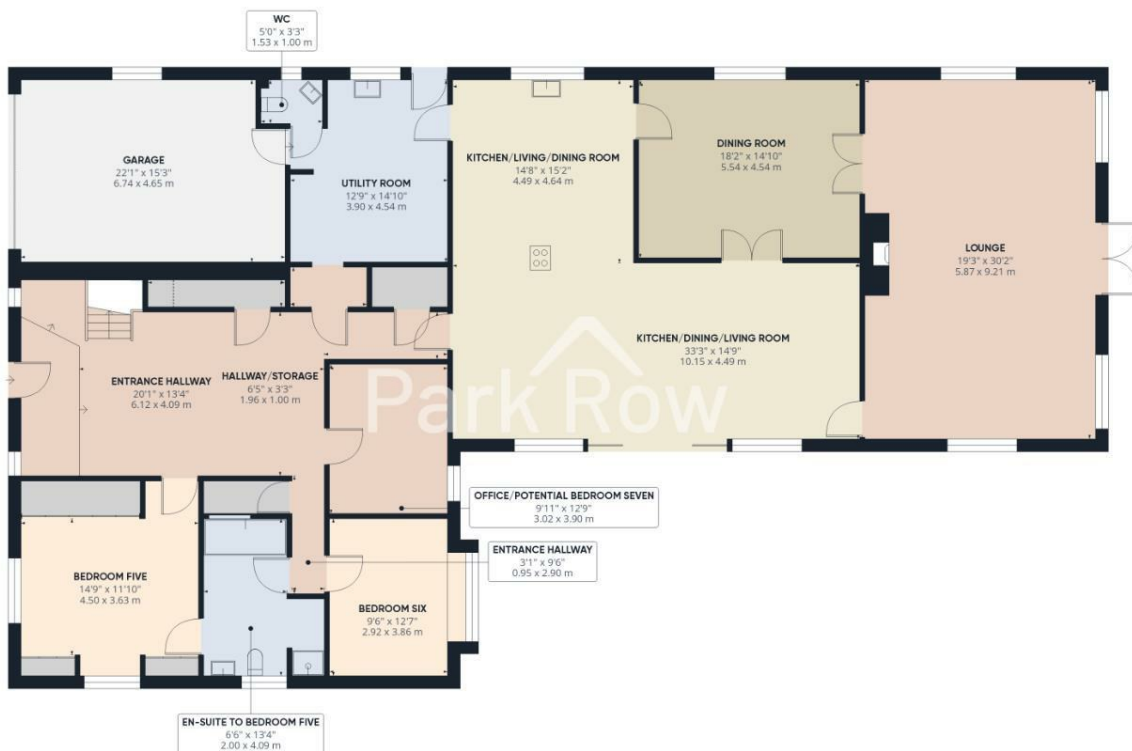
PONTEFRACT - 01977 791133

CASTLEFORD - 01977 558480

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.



**Approximate total area<sup>(1)</sup>**  
3215.07 ft<sup>2</sup>  
298.69 m<sup>2</sup>

**Reduced headroom**  
4.41 ft<sup>2</sup>  
0.41 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
Below 5 ft/1.5 m

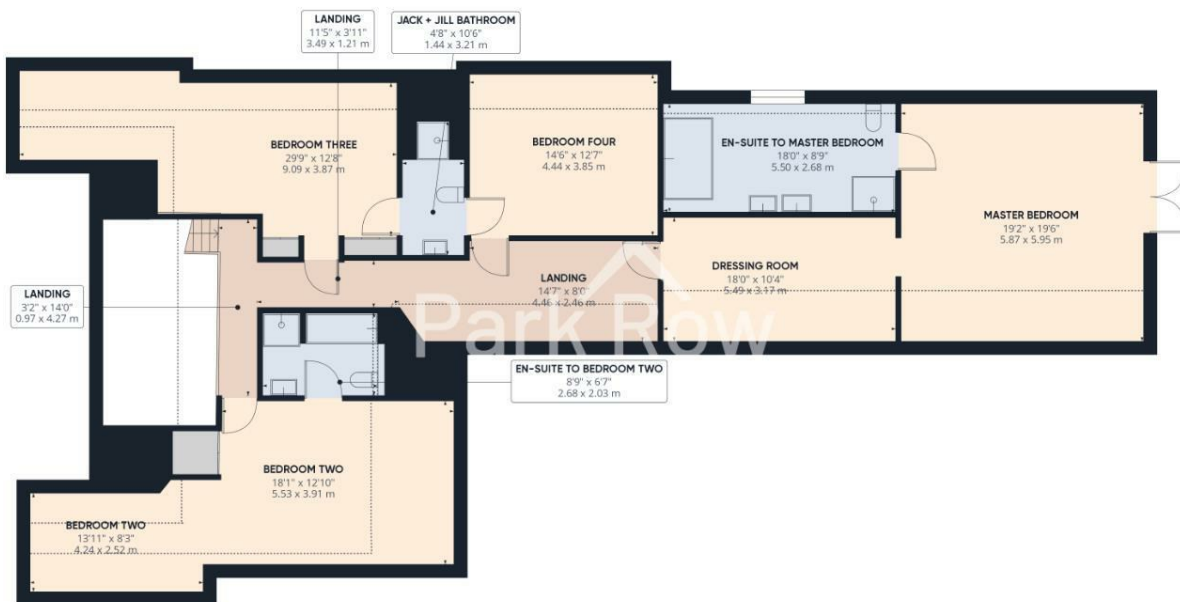
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**

**Floor 0**





**Approximate total area<sup>(1)</sup>**

1944.07 ft<sup>2</sup>  
180.61 m<sup>2</sup>

**Reduced headroom**

641.96 ft<sup>2</sup>  
59.64 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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GIRAFFE360



Floor 0



Floor 1

Park Row

Approximate total area<sup>1</sup>

5159.14 ft<sup>2</sup>  
479.3 m<sup>2</sup>

Reduced headroom

646.37 ft<sup>2</sup>  
60.05 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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Calculations are based on RICS IPMS 3C standard.

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