

Park Row

The proactive estate agent



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!



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black wooden door which leads into;

ENTRANCE HALLWAY

20'0" x 13'5"



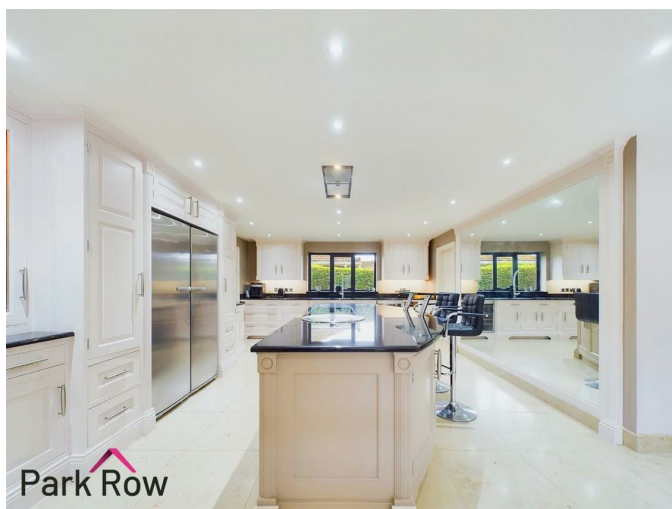
Double glazed feature lantern sky light allowing in floods of light into the space, a grand gallery staircase which leads up to the first floor accommodation, two double glazed windows to the front elevation, three central heating radiators, LED spotlights to the ceiling, feature lighting pendant, three 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")



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;





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DINING ROOM
18'2" x 14'10"



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

LOUNGE
30'2" x 19'3"



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.



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UTILITY ROOM
14'10" x 12'9"



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"



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"

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



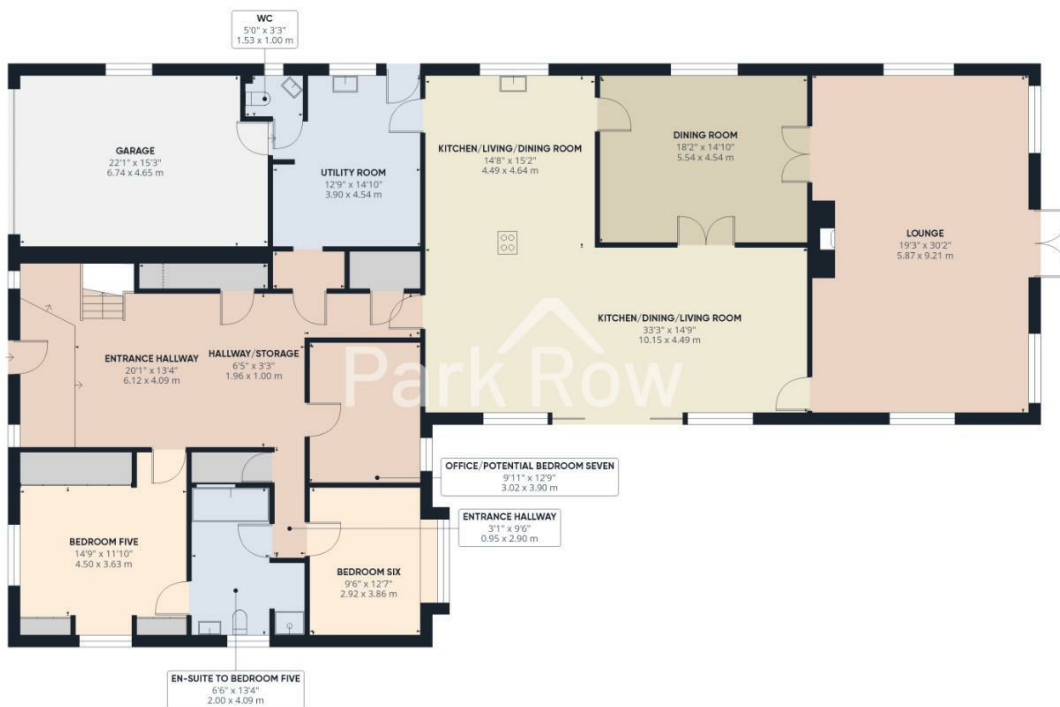
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BEDROOM FIVE
14'9" x 11'10"



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;





Floor 0

Park Row

Approximate total area⁽¹⁾

3215.07 ft²
298.69 m²

Reduced headroom

4.41 ft²
0.41 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

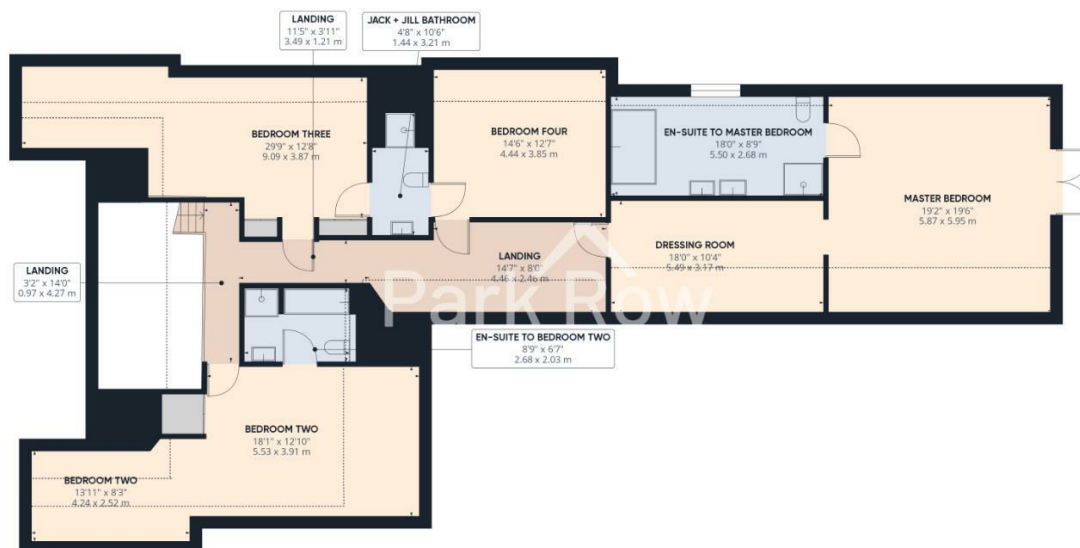
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



**FEDERATION
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Approximate total area⁽¹⁾

1944.07 ft²
180.61 m²

Reduced headroom

641.96 ft²
59.64 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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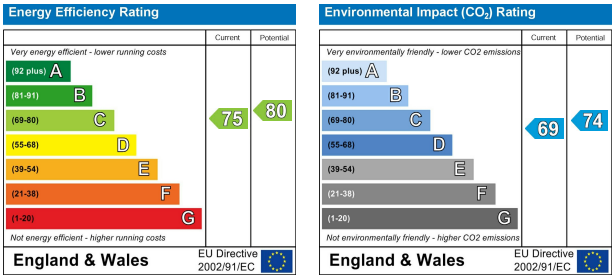
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Floor 1



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