



CROWN

ESTATE AGENTS

Top Stone Close, Leeds



Offers Over £325,000



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Nestled in the charming village of Burton Salmon, Leeds, this delightful semi-detached house on Top Stone Close offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests.

Burton Salmon is a picturesque village that boasts a friendly community and a tranquil environment, while still being within easy reach of Leeds city centre. This location offers a wonderful balance of rural charm and urban accessibility, making it an excellent choice for those who appreciate both nature and city life.

This property presents a fantastic opportunity for anyone looking to settle in a peaceful area without sacrificing convenience. With its appealing features and prime location, this semi-detached house is sure to attract interest. Do not miss the chance to make this lovely home your own.



- Extended Beautiful Home
- Fully Renovated
- Great Location
- Council Tax Band B
- Off Road Parking
- Large Open Plan Kitchen Dining Area
- Must Be Viewed
- EPC Grade D

Call **01977 285 111** to view this property or visit www.crownestateagents.com

Opening hours:
Mon - Fri 9am - 5pm
Sat 10am - 2pm

Crown Estate Agents: 39-41 Ropergate, Pontefract WF8 1JY & 22 Bank Street, Castleford WF10 1JD. **CASTLE DWELLINGS**

Ground Floor

Entrance Hall

Entrance in through a UPVC door, tiled flooring, meter cupboard, central heating radiator, access to all downstairs living space and stairs to the first floor.

Bathroom

6'7" x 6'3" (2.01 x 1.92)

An eclectic modern sleek bathroom with a bath, WC, vanity unit, towel drying radiator and UPVC window.

Lounge

16'3" x 11'8" (4.96 x 3.58)

A great sized lounge with wall mounted lights, TV/Ariel point, central heating radiator, feature wall, UPVC window to the front of the property and double doors that lead through to the kitchen/dining space.

Open Plan Kitchen/Diner

23'6" x 20'8" (7.18 x 6.30)

The focal point of this home! This amazing space has been increased by the ground floor extension. A modern kitchen with an array of wall and base units, under stairs 'dog house'/ storage, bespoke designed utility cupboard, vaulted ceilings, bi-fold doors, two UPVC windows, gas point, a large amount of plug sockets, 'dimmer' spot lights, bespoke feature lighting for dining, access to the rear garden and an array of integrated appliances. Wall mounted radiators and underfloor heating.

First Floor

Bedroom 1

13'3" x 11'8" (4.06 x 3.58)

A large master bedroom with dimmer lights, two UPVC windows, build in wardrobes and gas central heating radiator.

Bedroom 2

11'8" x 10'6" (3.58 x 3.21)

A good sized double bedroom. with an external UPVC window and central heating radiator.

Bedroom 3

8'10" x 8'1" (2.71 x 2.48)

A large single room with a rear facing UPVC window and central heating radiator.

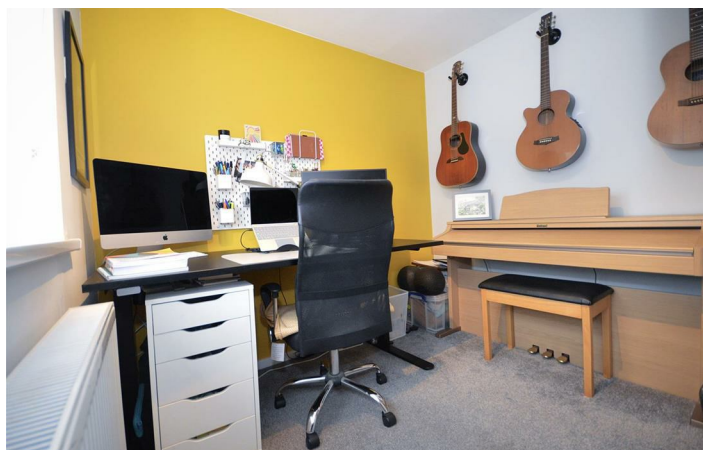
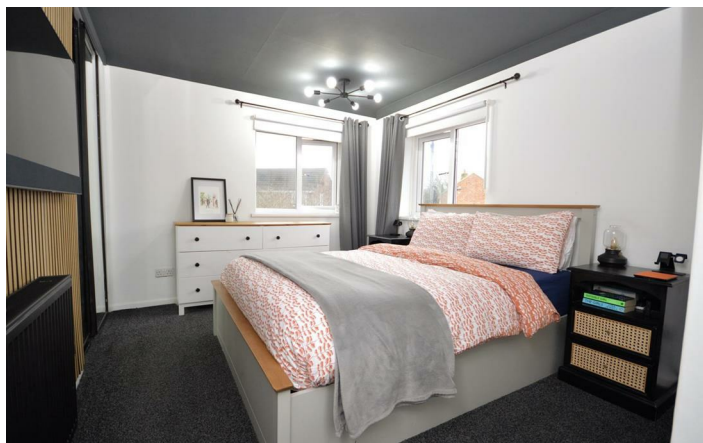
Shower Room

6'8" x 4'9" (2.04 x 1.47)

Corner shower unit, WC, wash hand basin, towel drying radiator and UPVC window to the rear of them property.

External

Off road parking for 2/3 vehicles, gated off front garden and a private rear garden.

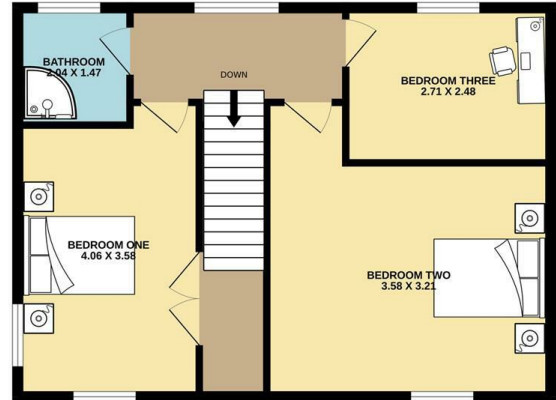


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Please call our Castle Dwellings Ltd Office on 01977 285 111 if you wish to arrange a viewing appointment for this property or if you require further information.

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