

Park Row



Poole Lane, Burton Salmon, Leeds, LS25 5JU

£900,000



GUIDE PRICE £900,000 TO £950,000

A TRULY SPECTACULAR DETACHED DORMER BUNGALOW finished to a HIGH SPECIFICATION and SET IN ALMOST AN ACRE OF LAND with FIVE BEDROOMS, THREE BATHROOMS, BESPOKE KITCHEN and comes with a DOUBLE GARAGE, PARKING FOR MULTIPLE VEHICLES and NO UPWARD CHAIN!!

Unveiling this grand 5-bedroom, 4-bathroom property situated in the endearing location of Poole Lane in the idyllic village of Burton Salmon. Boasting an impressive 3519.8 square feet of thoughtfully designed space spread over two floors, this residence offers luxury on every level. The ground floor consists of a dining room and a sunroom featuring doors that open to a tasteful rear garden, a master suite with en-suite and two built-in wardrobes, cosy lounge, and a chic stone-tiled living/dining/kitchen area. This space is adorned with high-specification appliances, bay windows, bespoke hand-built units and is complemented by the elegance of heated stone flooring. Convenience is paramount with separate utility room housing the washing machine/dryer, a family bathroom equipped with smart shower, and a garage offering abundant storage which is accessed by a secure padlocked door. The first floor elevates the sense of comfort with two additional bedrooms both, one with an en-suite whilst the other has its own w/c and a room dedicated for an office. The expansive gardens stretch to nearly an acre of land and is the most amazing place to spend the summer months with friends/family. The home is fully equipped with a Control4 smart home system to keep. In the neighbourhood, you are whisked away by the aroma of Italian cuisine from the nearby "The Plough Inn" and flaunt easy access to "Burton Salmon Community Primary School" for your children's educational needs. Come home to all-round comfort and luxury, only at Poole Lane.

ENERGY PERFORMANCE: EPC Rating C / Council Tax Band G - Selby District Council

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 FRIDAY AND 1.00PM SATURDAYS



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GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through black double composite doors with decorative glass inserts which lead into;

PORCH

Two stained glass windows which beam natural light into the hallway, exposed stone walls, stone flooring and an oak door with glass inserts which leads into:

ENTRANCE HALLWAY

6'11" x 9'6" (2.12 x 2.90)

L-shaped space with an oak door leading into a handy cupboard for storage, radiator, stone tiled flooring, stairs leading up to the first floor accommodation, access to the garage through a padlocked door and further oak internal doors which lead into;

KITCHEN/DINING

17'10" x 24'10" (5.45 x 7.57)



Spacious kitchen/dining room which is the perfect space for entertaining/spending time with family and friends and includes; double glazed bay window to the front elevation, bespoke hand made cream shaker-style wall and base units with a granite worktop, full length integral fridge, full length integral freezer, integral warming tray, integral steam oven, integral double oven, integral dishwasher, bespoke hand made purple shaker-style island to the centre with a granite worktop, stainless steel sink set within the granite worktop on the island with built in waste disposal and a four way tap above, induction hob set within the island, recessed wooden breakfast bar leading from the island creating space for seating, halo lighting to the ceiling with an extractor fan built in also, integral wine cooler, integral microwave, LED spotlights to the ceiling, built in surround system, stone flooring, wet underfloor heating, Bi-fold doors which lead out to the rear garden, two double oak doors with glass inserts leading into the lounge and also the dining room, light pendants above the breakfast bar, television points, internal oak door leading into the utility, stone flooring throughout and an open area which leads through to;





SUN ROOM/SNUG
12'2" x 14'9" (3.72 x 4.51)



Double glazed windows surrounding all looking out to the rear garden, stone flooring with wet underfloor heating and a Bi-fold door which leads out to the rear garden.



LIVING ROOM

17'10" x 13'1" (5.45 x 4.00)



Double glazed bay window to the front elevation and a double glazed window to the side elevation, radiator and television points.

DINING ROOM

17'10" x 11'11" (5.46 x 3.65)



Double glazed window to the side elevation, a mixture of built in grey/wooden storage cupboards with glass panels and lighting above, television point, radiator and double glazed double doors leading out to the rear garden with double glazed windows either side.



UTILITY

5'2" x 7'8" (1.58 x 2.36)



Composite stable door with a glass insert which leads to the rear garden, wall and base units with a grey gloss finish, roll-edge laminate worktop, space and plumbing for a washing machine and a dryer plus an internal oak door leading into;

FAMILY BATHROOM

11'6" x 7'7" (3.51 x 2.33)



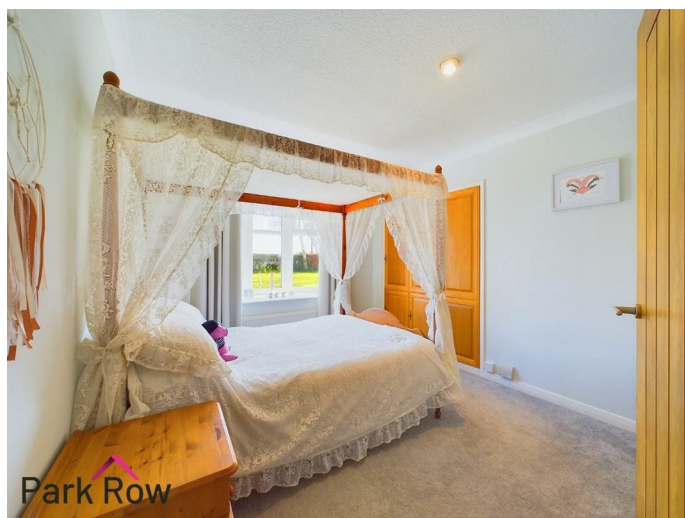
Obscure double glazed window to the rear elevation and a white suite comprising; close coupled w/c with a concealed cistern and a push button flush set within a tiled unit,

spacious hand basin set within a grey gloss vanity unit with space for storage, walk in shower with mains shower above (controlled by a remote) and a glass shower screen, fully tiled floor to ceiling, spotlights to the ceiling, natural stone tiles to the floor and a white vertical towel radiator.



BEDROOM THREE

10'0" x 11'4" (3.05 x 3.46)



Double glazed bay window to the front elevation, radiator and built in oak shaker style wardrobes with plenty of space for storage.

BEDROOM TWO

11'8" x 14'4" (3.57 x 4.39)



Double glazed bay window to the front elevation, radiator and a built in over bed storage with two wardrobes either side and cupboards overhead creating plenty of space for storage.

MASTER BEDROOM

21'0" x 14'4" (6.42 x 4.37)



Two arched double glazed windows to the rear elevation, Bi-fold double glazed doors leading out to the rear garden, two archways leading into two separate walk in wardrobes, three radiators and an oak door leading into;



white suite comprising; close coupled w/c with a concealed cistern and push button flush set within a white gloss vanity unit with space for storage, panel bath with chrome taps over and a shower attachment, hand basin set within a white gloss unit with space for storage, LED mirror to the wall, walk in shower with a waterfall shower head above (controlled by a remote) and a glass shower screen, fully tiled floor to ceiling, spotlights to the ceiling and a light grey towel radiator.

WALK IN WARDROBE ONE

Built in white wooden shaker-style wardrobes surrounding with plenty of space for storage.

WALK IN WARDROBE TWO

Full length walk in white wooden shaker-style wardrobes to either side with plenty of space for storage and a built in dressing table to the bottom.

FIRST FLOOR ACCOMMODATION

STUDY/OFFICE/LANDING

21'2" x 14'0" (6.46 x 4.29)



ENSUITE

13'8" x 6'5" (4.19 x 1.96)

Double glazed window to the side elevation, the perfect space for an office and has an internal door leading into;



Obscure double glazed window to the rear elevation and a

HALLWAY

Cupboard door leading into eaves storage and further internal doors leading into;

BEDROOM FOUR

12'6" x 6'3" (3.82 x 1.93)



Velux window to the rear elevation, radiator and an open doorway which leads into;

W/C

3'8" x 3'11" (1.13 x 1.21)



Close coupled w/c and a corner pedestal hand basin with chrome taps over.

BEDROOM FIVE

15'8" x 8'4" (4.79 x 2.56)



Three Velux windows to the rear elevation, cupboard door leading into eaves storage, radiator and an internal door which leads into;

ENSUITE

5'3" x 5'7" (1.61 x 1.71)



White suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, corner shower enclosure with a mains shower and a glass shower screen plus a cupboard door leading into eaves storage.

EXTERIOR

FRONT



Accessed via black metal electric vehicle gates which lead through to: a spacious block paved driveway which sweeps round to the entrance of the home and to the right hand side creating parking for multiple vehicles, access to the double garage, numerous borders and shaped sections filled with plenty of beautiful flowers/shrubs, various species of mature trees and bushes surrounding the garden, perimeter hedging to all three sides creating privacy and the rest is mainly lawn.

SIDES

To the left hand side of the property there is access to the rear garden from the front and to the right also there is a block paved driveway which leads from the front to the rear garden with further space for parking plus a car port.

DOUBLE GARAGE

21'3" x 23'1" (6.50 x 7.04)

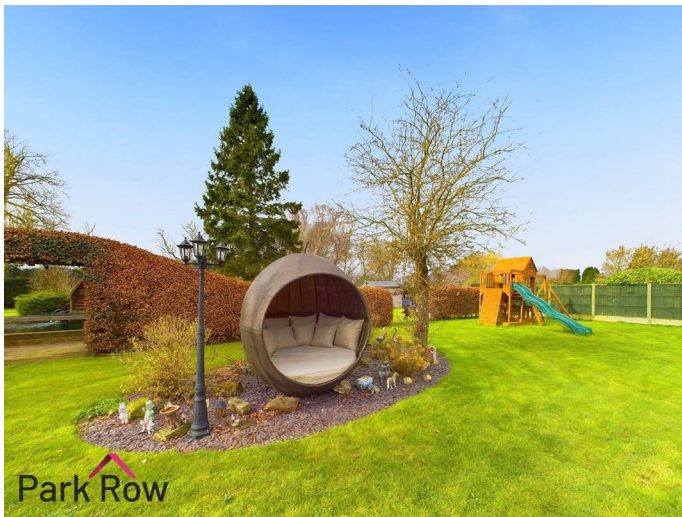
Accessed via two electric vehicle gates from the driveway or from the hallway in the home through a padlocked door and is a fantastic space for storage with; power lighting and a double glazed window to the side elevation.

REAR



The expansive rear garden covers nearly an acre of land creating an idyllic space to enjoy the summer months with all the family and is accessed through multiple rooms in the property and from the front down the sides of the property where you will step out onto; block paved area stretching all along the back of the property with plenty of space for seating, various spaces for multiple outdoor sheds, multiple circular-shaped areas filled with slate with space for seating, space for an outdoor play area, hedging with an archway built in creating a stunning walkthrough to the rest of the garden, decked area with space for seating and also a built in pond, further space for greenhouses, floodlights, CCTV system throughout the garden, various different species of beautiful trees and bushes surrounding the whole garden and also planted in shaped borders, perimeter hedging to create privacy, perimeter wooden fencing to all three sides and the rest is mainly lawn.





SMART HOME DETAILS

The property is fully protected and is fitted with a bespoke

smart home system which controls the CCTV, sound system, lighting and climate control.(plus it is all voice activated by Amazon Alexa!)

TENURE AND COUNCIL TAX

The Tenure and Council 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.

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, Wed, 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.

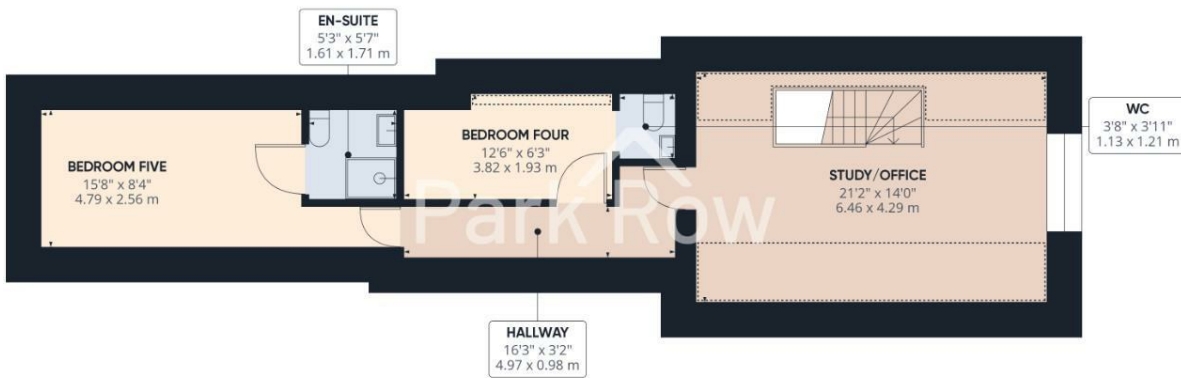


Approximate total area⁽¹⁾
 2927.54 ft²
 271.98 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



Approximate total area⁽¹⁾

600.73 ft²
55.81 m²

Reduced headroom

137.28 ft²
12.75 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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GIRAFFE360

Floor 1





Floor 0



Floor 1

Park Row

Approximate total area⁽¹⁾
3528.27 ft²
327.79 m²

Reduced headroom
137.28 ft²
12.75 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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