Park Row

The proactive estate agent



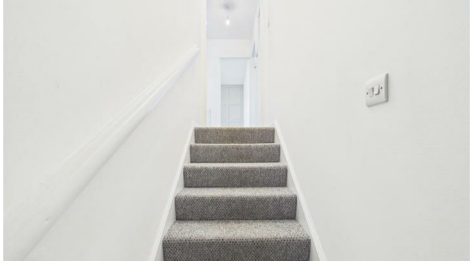
Top Stone Close, Burton Salmon, Leeds, LS25 5JT

Offers In Excess Of £130,000

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PURPOSE-BUILT FLATTWO DOUBLE BEDROOMS**OPEN PLAN LOUNGE/DINING ROOM**OWN GARDEN**PERFECT FOR FIRST-TIME BUYERS OR BUY TO LET OPPORTUNITY**IN SOUGHT AFTER VILLAGE OF BURTON SALMON**

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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INTRODUCTION

Nestled in the charming village of Burton Salmon, Leeds, this delightful purpose-built flat offers a perfect opportunity for first-time buyers seeking a comfortable and inviting home or a buy to let opportunity. Spanning an impressive 701 square feet, the property features two well-proportioned double bedrooms, making it ideal for individuals or small families.

Upon entering, you are welcomed into an open-plan lounge and dining room, a versatile space that encourages both relaxation and entertaining. The layout is designed to maximise light and space, creating a warm and inviting atmosphere. The flat also boasts a well-appointed bathroom, ensuring convenience for daily living.

One of the standout features of this property is its own garden, providing a lovely outdoor space to enjoy the fresh air and sunshine. This is a rare find in a flat, making it an attractive option for those who appreciate a bit of greenery.

Built in 1950, the flat combines classic charm with modern living, situated in a sought-after area that offers a sense of community and tranquillity. Burton Salmon is known for its picturesque surroundings and friendly atmosphere, making it a wonderful place to call home.

This property is not just a flat; it is a lifestyle choice, perfect for those looking to settle in a peaceful village while still being within easy reach of Leeds city centre. With its appealing features and prime location, this flat is sure to attract interest from discerning buyers. Don’t miss the chance to make this lovely property your own.

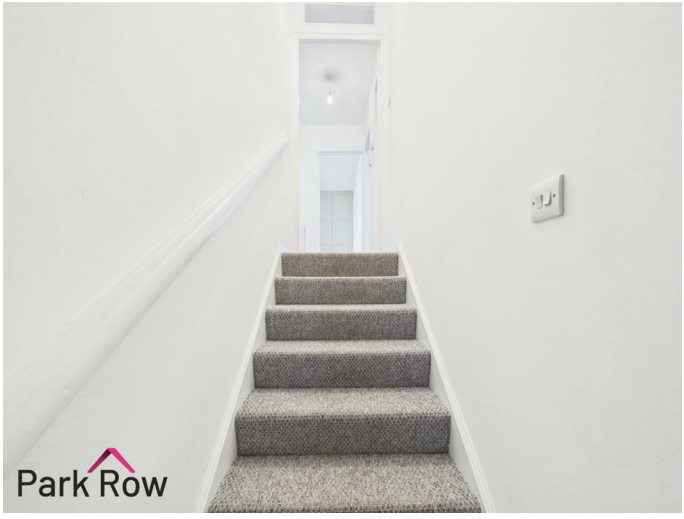
GROUND FLOOR ACCOMMODATION

ENTRANCE

Sage green wooden entrance door which leads into;

ENTRANCE HALLWAY

2'11" x 3'4" (0.89 x 1.03)



Stairs which lead up to;

FIRST FLOOR ACCOMMODATION

HALLWAY

6'11" x 6'6" (2.11 x 1.99)



Central heating radiator, loft access and internal doors which lead into;

KITCHEN

9'6" x 9'3" (2.92 x 2.82)



Two double glazed windows to the side elevation, double glazed window to the rear elevation, grey base and wall units, dark grey speckled laminate worktop, stainless steel drainer sink with a chrome tap over, tiled backsplash, four ring gas hob, integrated oven, space and plumbing for a free standing washing machine, space and electrics for undercounter fridge/freezers.





LOUNGE/DINING ROOM
14'5" x 17'8" (4.40 x 5.39)



Double glazed bay window to the front elevation, double glazed window to the front elevation, central heating radiator, fireplace opening and a cupboard with space for storage.





BEDROOM ONE
12'9" x 10'9" (3.90 x 3.30)



Double glazed window to the rear elevation, central heating radiator and paneling along the back wall.

BEDROOM TWO
12'10" x 9'4" (3.93 x 2.86)



Double glazed window to the front elevation, central heating radiator and a cupboard with space for storage.





BATHROOM
5'5" x 6'5" (1.66 x 1.98)



Obscure double glazed window to the rear elevation, pedestal hand wash basin with chrome taps over, close-coupled w/c, heated chrome towel rack, and a paneled bath with a fully tiled mains shower over



FRONT



Pathway leading to the side of the property and the entrance, large lawned area, tree and shrub perimeter, paved area where two brick outbuildings sit and access to the stairs which lead up to the front door.



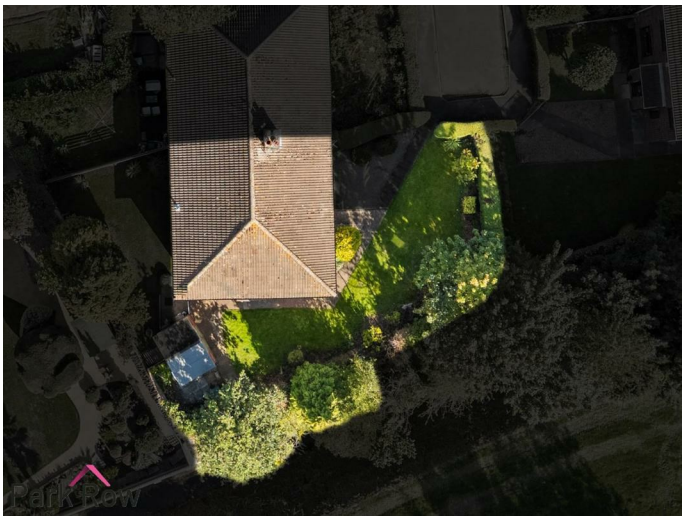
EXTERIOR

OUTBUILDING



Left outbuilding, brick built with a green wooden door and space for storage.

AERIAL



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.

MAINS UTILITIES, BROADBAND, MOBILE COVERAGE

Electricity: Mains
Gas: Mains
Sewerage: Mains
Water: Mains/Metered

Broadband: Fibre (FTTP)
Mobile: 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.

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

Mon - Fri 9.00am to 5.30pm
Saturday - 9.00am to 1pm
Sunday - CLOSED

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

SHERBURN IN ELMET - 01977 681122
SELBY - 01757 241124
GOOLE - 01405 761199
PONTEFRACT & CASTLEFORD - 01977 791133

TENURE AND COUNCIL TAX

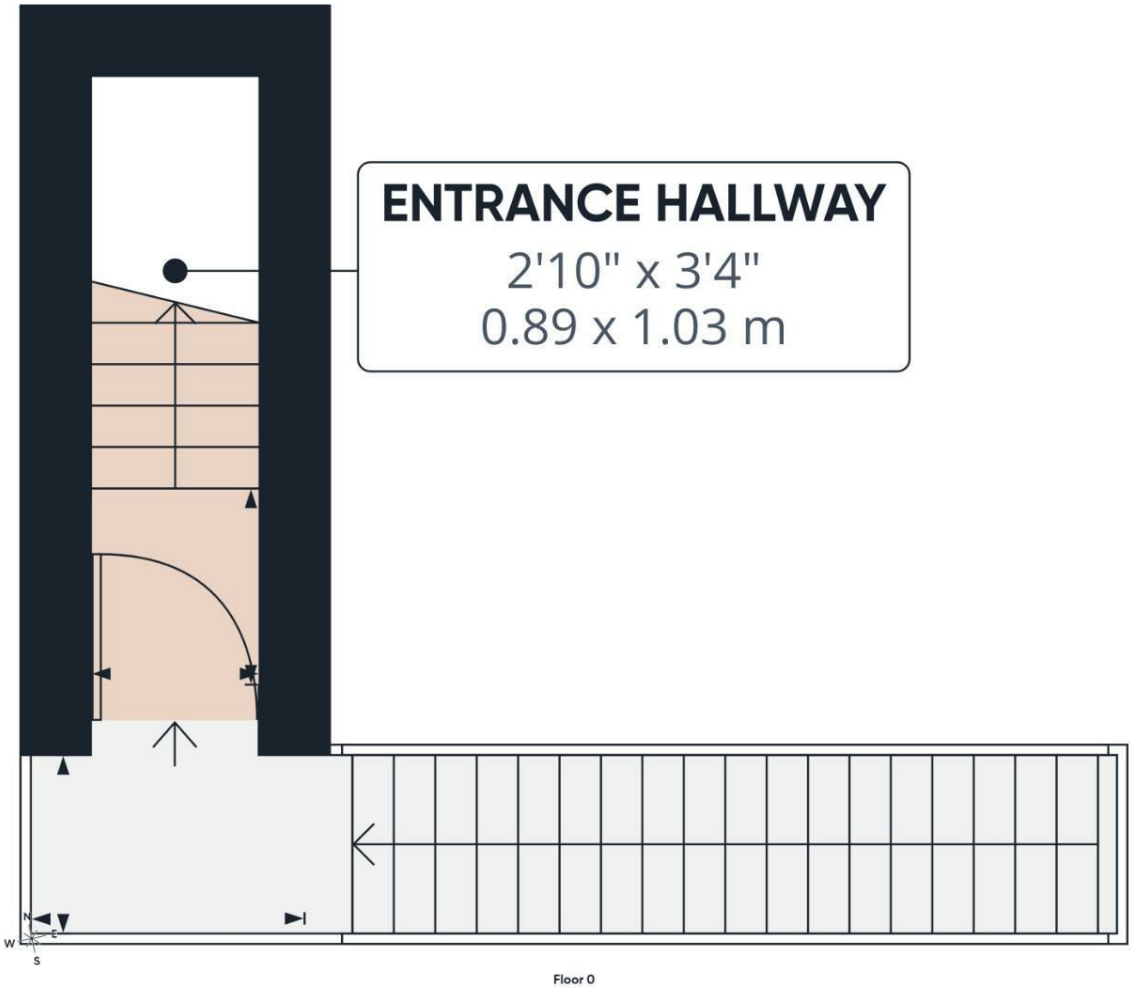
Tenure: Freehold
Local Authority: North Yorkshire Council
Tax Banding: A

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.

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.



Floor 0

Park Row

Approximate total area(1)

29 ft²

2.7 m²

Balconies and terraces

62 ft²

5.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Park Row

Approximate total area(1)

672 ft²

62.3 m²

(1) Excluding balconies and terraces

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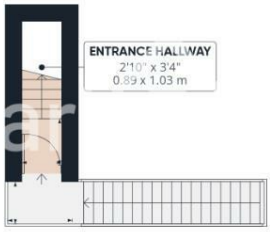
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Park Row



Floor 0



Floor 1

Approximate total area(1)

701 ft²

65 m²

Balconies and terraces

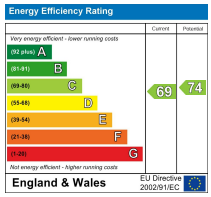
62 ft²

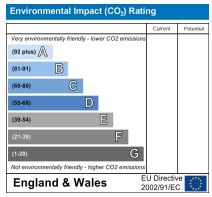
5.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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