

Park Row

The proactive estate agent



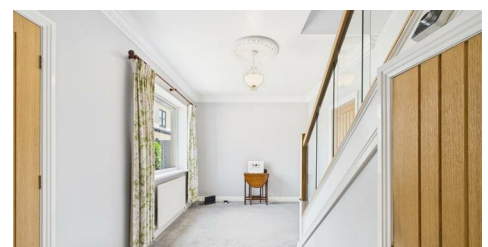
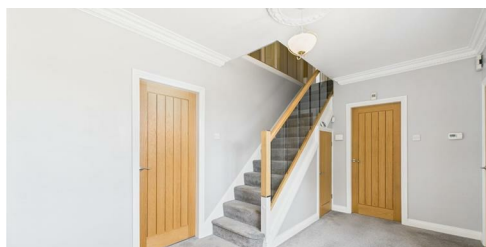
Ledgate Lane, Burton Salmon, Leeds, LS25 5JY

Offers In Excess Of £475,000



STONE BUILT DETACHED FAMILY HOME**FOUR BEDROOMS**BUILT IN WARDROBES TO ALL FOUR BEDROOMS**DOWNSTAIRS W.C**ENSUITE TO BEDROOM ONE**DOUBLE GARAGE**OFF STREET PARKING**FRONT & REAR GARDENS**

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 on the charming Ledgate Lane in Burton Salmon, Leeds, this stunning stone-built detached family home offers an impressive 1,590 square feet of living space, perfect for modern family life. With four well-proportioned bedrooms, including built-in wardrobes in all this residence provides ample storage and comfort for all family members.

The property features a welcoming reception room that serves as the heart of the home, ideal for both relaxation and entertaining. The convenience of a downstairs W.C. adds to the practicality of the layout, while the ensuite bathroom attached to the master bedroom ensures a private retreat for parents.

Outside, the home boasts beautiful gardens that create a serene outdoor space for family gatherings or quiet moments of reflection. The double garage and off-street parking provide ample space for vehicles, enhancing the convenience of this delightful property.

This gorgeous family home is a true gem in a peaceful setting, making it a must-see for anyone seeking a blend of comfort and elegance. We highly recommend scheduling a viewing to fully appreciate all that this property has to offer.

GROUND FLOOR ACCOMMODATION

ENTRANCE

Enter through a black composite door with glass panel inserts which leads into:

ENTRANCE HALLWAY

5'6" x 3'11"

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

DOWNSTAIRS W.C

5'2" x 3'11"



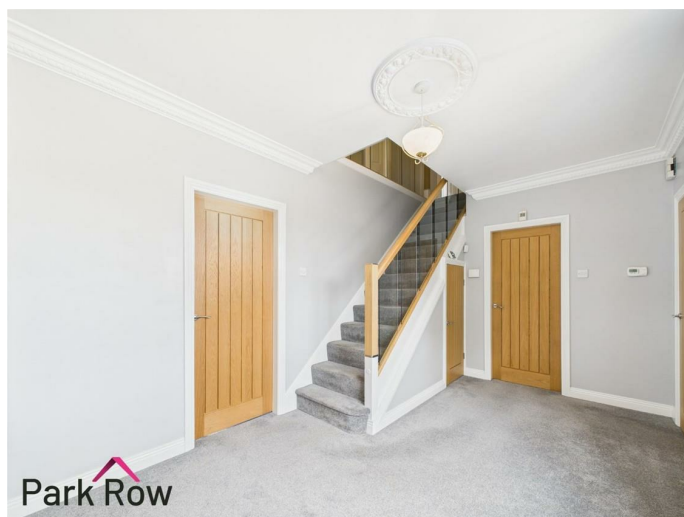
Obscure double glazed window to the side elevation and includes; a white close coupled w/c and a central heating radiator.

HALLWAY

9'1" x 14'7"



Double glazed window to the front elevation, central heating radiator, stairs with oak and glass balustrade which leads to the first floor accommodation and has oak internal doors which lead into;





LOUNGE
12'5" x 16'10"



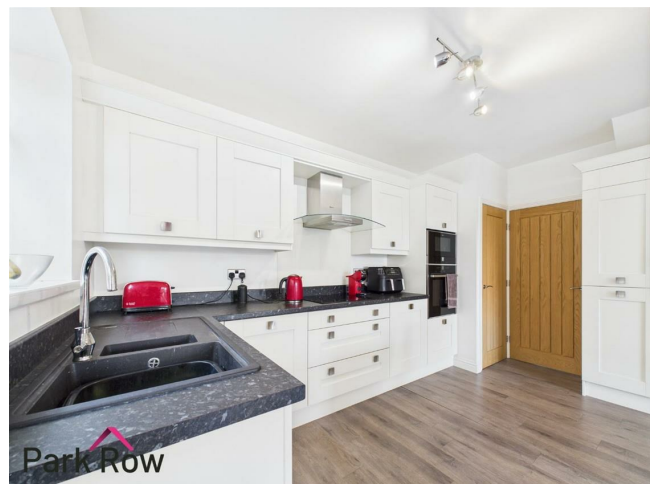
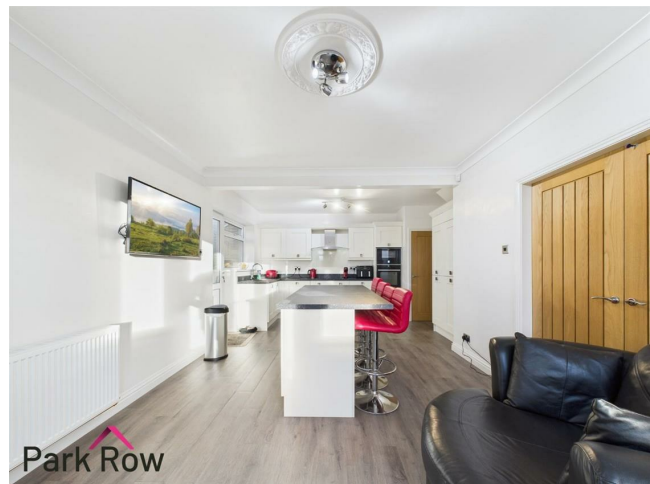
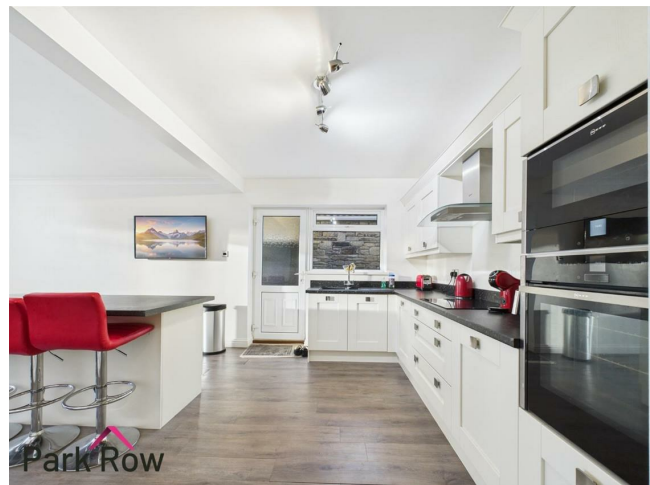
Two central heating radiators, log burner set within a brick built fireplace with a stone hearth, double glazed double doors which lead out into the rear garden and internal oak double doors which lead into:

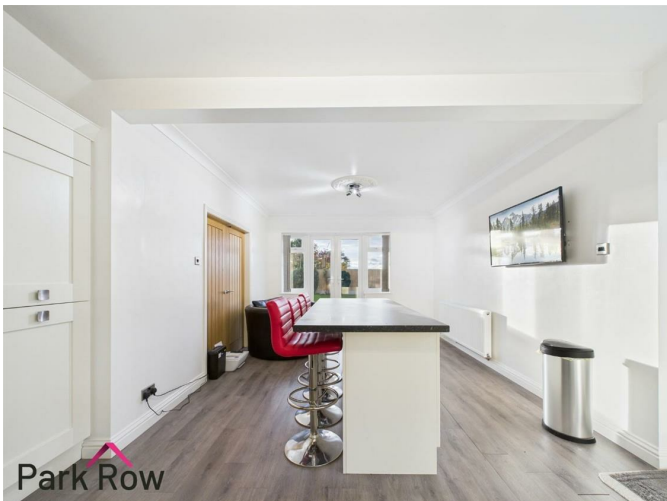


KITCHEN/DINER
22'0" x 11'8"



Double glazed window to the side elevation, wall and base units in a white shaker style finish with stainless steel square handles and square edge worktops, one and a half drainer sink with chrome mixer tap over, halogen hob with built in extractor over with glass splashback, built in electric and microwave oven, integral dishwasher, island with space for seating and storage cupboards, central heating radiator, space for wall mounted tv, space for dining table and chairs, double oak internal doors which lead into the lounge, a double glazed external door with obscure glass panel insert leads to the side elevation and double glazed double doors with double glazed windows to either side which leads out into the rear garden.





FIRST FLOOR ACCOMMODATION

LANDING 6'0" x 10'0"

Internal doors which lead into;

BEDROOM ONE 9'7" x 10'7"

Double glazed window to the rear elevation, central heating radiator, built in wooden wardrobes and an internal door which leads into;

ENSUITE 9'7" x 3'11"



Obscure double glazed window to the side elevation and has a white suite comprising: fully tiled walk in shower with mains shower and glass sliding shower screen, handbasin with chrome taps over and vanity unit below with storage plus a concealed cistern low level w/c.



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BEDROOM TWO
12'4" x 8'10"



Double glazed window to the front elevation, central heating radiator and built in white wooden wardrobes plus over-bed storage.

BEDROOM THREE
9'6" x 10'0"



Double glazed window to the rear elevation, central heating radiator and built in wooden wardrobes.

BEDROOM FOUR
9'11" x 9'1"



Double glazed window to the front elevation, central heating radiator and built in wooden wardrobes.

FAMILY BATHROOM
5'10" x 10'0"



Obscure glass double glazed window to the front elevation and has a white suite comprising: tiled panel bath with chrome taps over and mains shower above with glass shower screen, pedestal handbasin with chrome taps over, close coupled w/c, chrome heated towel rail, spotlights to the ceiling and is fully tiled to all walls.

EXTERIOR
FRONT



To the front of the property it a good sized tarmac driveway with plenty of space for parking which leads to the double garage, lawned area with decorative slate filled border and a further decorative filled border to the other side of the driveway. A paved area leads to the front entrance door and continues along the left side of the property to the rear, a further paved footpath leads down the right-hand side of the property. There is perimeter fencing to the left and perimeter to the right hand side.



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Floor 1

Park Row

Approximate total area⁽¹⁾
598 ft²
55.5 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.

GIRAFFE 360



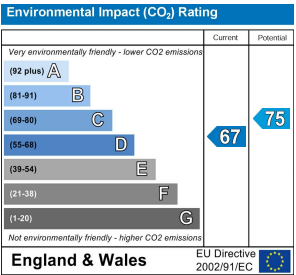
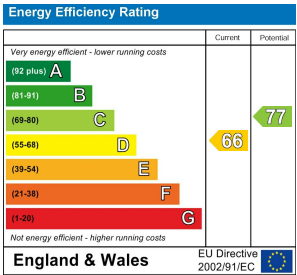
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