

# Park Row



**Main Street, Burton Salmon, Leeds, LS25 5JS**

**Offers In Excess Of £325,000**



**\*DETACHED COTTAGE\*\*THREE BEDROOMS\*\*TWO RECEPTION ROOMS\*\*OFF-STREET PARKING\*\*ENCLOSED GARDEN\*\*RECENTLY REPLACED WINDOWS TO FRONT ELEVATION\*\*FULL OF CHARACTER AND PERIOD FEATURES\***This is a rare opportunity to acquire a charming stone cottage in the heart of the popular village of Burton Salmon. Forge House is a spacious 3 bedroom detached cottage dating from the 1800's. The living space consists of two large reception rooms, dining/kitchen space, downstairs WC, private courtyard, garden and off road parking on the ground floor. On the first floor are three double bedrooms, large landing and family bathroom. **VIEWING IS A MUST TO FULLY APPRECIATE THE CHARACTER OF THE PROPERTY ON OFFER. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, and 5.00 SATURDAYS**



## GROUND FLOOR ACCOMMODATION

### ENTRANCE

Entrance is through a wooden stable door with glass insert, leading into;

### DINING ROOM

15'8" x 13'4" (4.78 x 4.08)



Has newly fitted timber double glazed windows to the front elevation with built-in window seat, stairs to first floor accommodation, two central heating radiators, decorative wooden beams to ceiling, fire on a tiled hearth with stone surround and door leading off;

### DOWNSTAIRS W/C

4'3" x 2'10" (1.30 x 0.87)

Has white suite comprising; close coupled w/c, hand basin with chrome waterfall tap over, built-in storage shelves and uPVC double glazed window with frosted glass to the side elevation.

## KITCHEN

15'8" x 10'0" (4.80 x 3.07)



Has base and wall units in a cream shaker-style finish with oak effect handles, square edge oak-effect worktops, tiled splashback, one and a half stainless steel drainer sink with chrome taps over, four ring electric hob with double oven under and extractor over, space and plumbing for a dishwasher. There is newly fitted timber double glazed window to the front elevation with a built-in window seat, timber window to the rear elevation, wooden stable door leading out to the rear, wooden beams to ceiling, built-in storage cupboards, central heating radiator and space for dining table and chairs.





## LOUNGE

17'9" x 13'5" (5.42 x 4.09)



Has two newly fitted timber double glazed windows to the front elevation with built-in window seats, and two timber windows to the side and rear elevations, newly fitted timber double glazed double doors giving access to the rear, wooden beams to ceiling, two central heating radiators, dual fuel fire on tiled hearth and stone surround and television points.

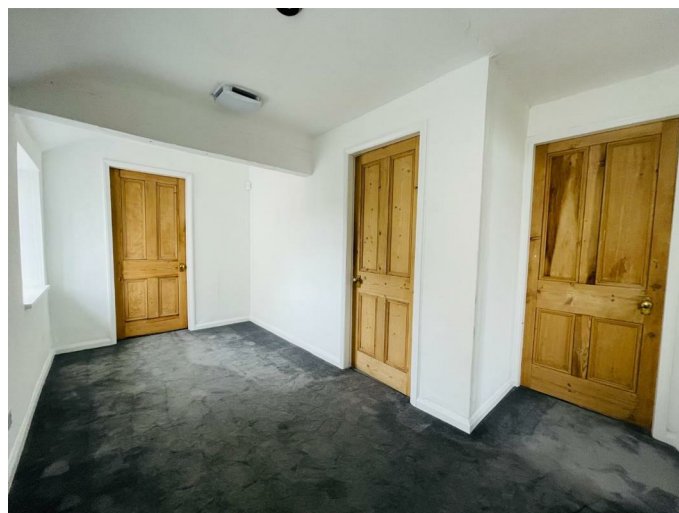


## STORE ROOM

Accessed from the rear patio, there is plumbing for a washing machine and tumble drier, built-in unit with a stainless steel drainer sink.

## FIRST FLOOR ACCOMMODATION

## LANDING



Has previously been used as an office but could be used as a seating area, has two timber windows to the rear elevation and doors leading off;

## BEDROOM ONE

18'0" x 13'7" (5.49 x 4.15)



Has newly fitted timber double glazed window to front elevation and two timber windows to the side and rear elevation, two central heating radiators, built-in cupboards, painted wooden beams to ceiling, loft access and door leading off;

### ENSUITE

5'2" x 2'6" (1.59 x 0.78)



Has square shower enclosure with glass concertina style doors and electric shower, pedestal hand basin with chrome taps over and tiled splashback and built-in vanity unit.

### BEDROOM TWO

11'0" x 10'2" (3.37 x 3.12)



Has newly fitted timber double glazed window to the front elevation and central heating radiator.

### BEDROOM THREE

13'5" x 8'3" (4.11 x 2.54)



Has newly fitted timber double glazed window to the front elevation and central heating radiator.

### BATHROOM

9'8" x 6'3" (2.96 x 1.92)



Has modern white four-piece suite comprising; close coupled w/c, pedestal hand basin with chrome taps over, Jacuzzi style bath with shower attachment, square shower enclosure with glass concertina style door, central heating radiator, built-in cupboard and timber window with frosted glass to the side elevation.

### EXTERIOR

#### FRONT

The front door leads out onto the public footpath. There is a stone wall and wooden vehicular gates to the side of the property which lead onto a stoned driveway.

## REAR

Can be accessed from the front of the property from the driveway, through the stable door in the kitchen or through the double doors in the lounge where you will step out onto a block paved patio garden with space for seating. There is a stoned drive and the rest is mainly laid to lawn.

## 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.

## 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.

## 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.

## 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.

## 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.

## OPENING HOURS

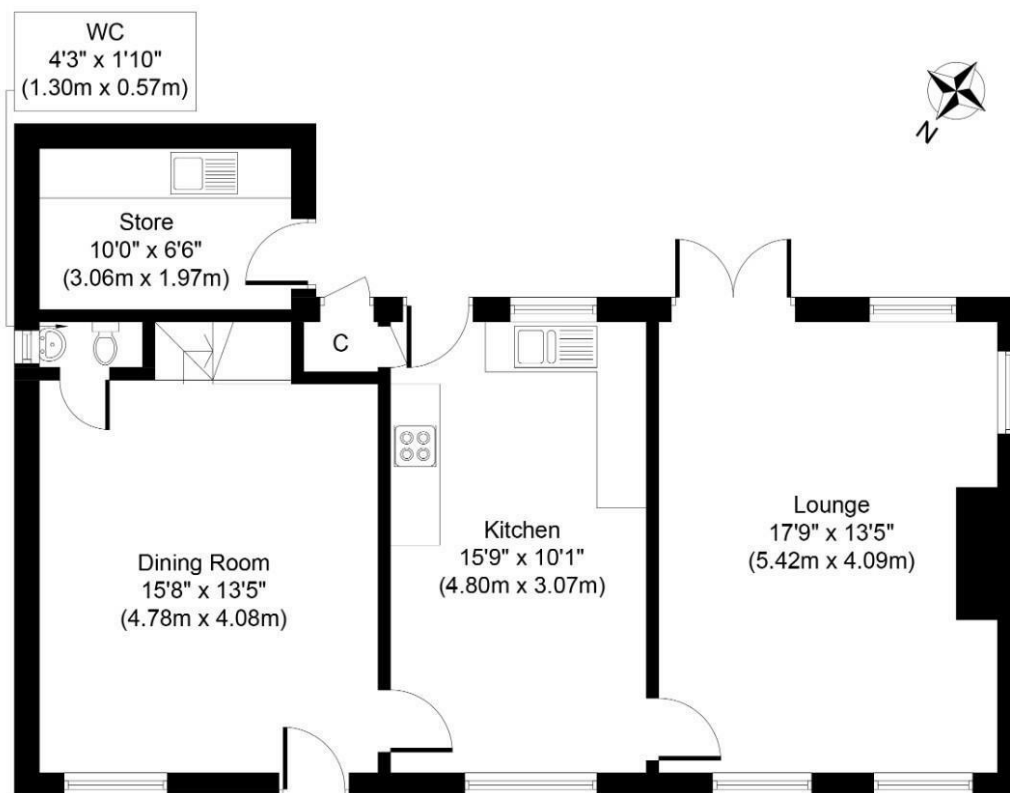
CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm  
Friday - 9.00am to 5.30pm  
Saturday - 9.00am to 5.00pm  
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

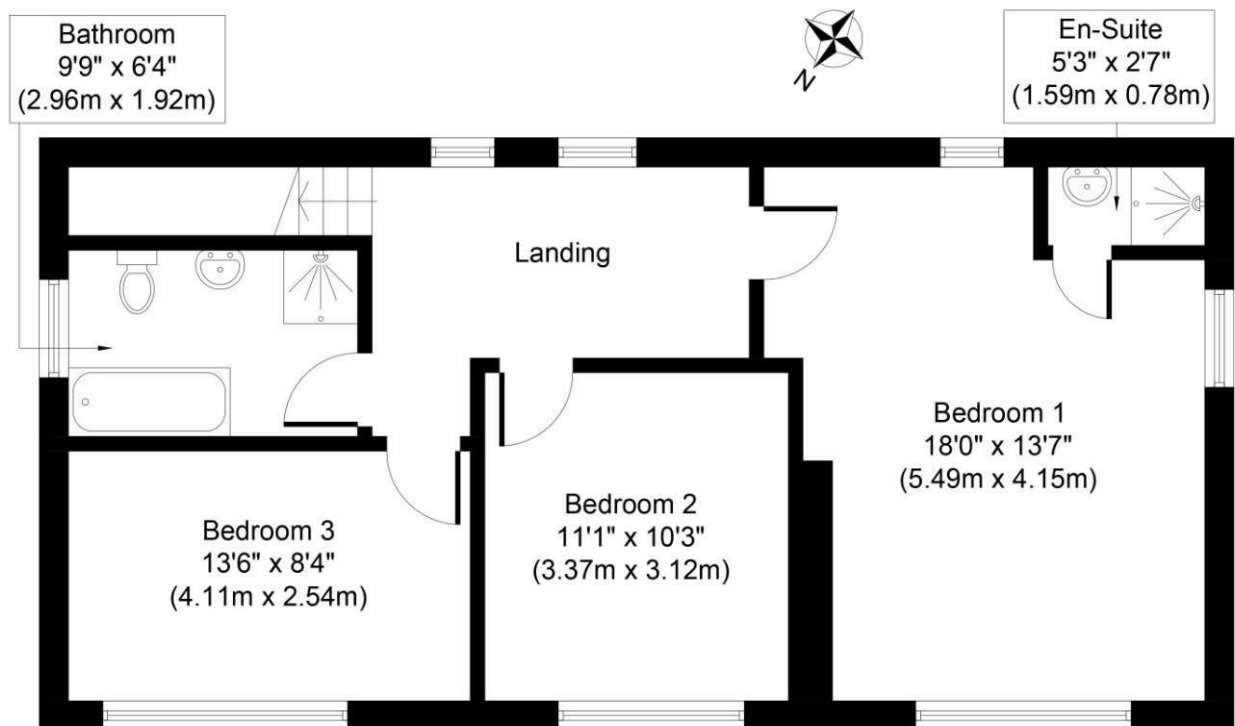




**Ground Floor**  
**Approximate Floor Area**  
**749 Sq. ft.**  
**(83.9 Sq. m.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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**First Floor**  
**Approximate Floor Area**  
**680 Sq. ft.**  
**(63.2 Sq. m.)**

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