



WAKEFIELD
01924 291 294

OSSETT
01924 266 555

HORBURY
01924 260 022

NORMANTON
01924 899 870

PONTEFRACT & CASTLEFORD
01977 798 844



Total area: approx. 297.7 sq. metres (3204.1 sq. feet)

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

IMPORTANT NOTE TO PURCHASERS

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any prospective purchasers should take their own measurements to enable them to obtain exact details for the purpose of fitted carpets. Please note that none of the appliances mentioned in our brochures i.e. gas boilers, heaters, cookers, refrigerators etc. have been checked or tested and cannot be guaranteed to be in working order. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.

MORTGAGES

Did you know that we have our own specialist mortgage consultants who can provide you with free independent advice and information regarding your house purchase and everything it entails, from budget planning to finding the best mortgage available to you*

Wakefield office 01924 291294,

Pontefract & Castleford office 01977 798844

Ossett & Horbury offices 01924 266555

and Normanton office 01924 899870.

Please ring us to arrange a mortgage advice appointment.

*your home may be repossessed if you do not keep up repayments on your mortgage

FREE MARKET APPRAISAL

If you are thinking of making a move then take advantage of our FREE market appraisals, with the knowledge that we have been selling houses for the people of the WF postcodes for over 50 years.

PROPERTY ALERTS

Make sure you keep up to date with all new properties in your price range in the particular area you have in mind by registering your details with us.

CONVEYANCING

Richard Kendall Estate Agent is proud to have their own panel of solicitors offering a comprehensive service to our clients requiring Conveyancing services. This service enables Richard Kendall Estate Agent to work hand in hand with our solicitors and our mortgage brokers to ensure the legal process of buying or selling your homes is as seamless as possible.



Stonelea, Poole Lane, Burton Salmon, Leeds, LS25 5JU

For Sale Freehold Asking Price £780,000

An exceptional five double bedroom detached family home, beautifully appointed throughout and occupying a picturesque setting on the fringe of the highly sought after village of Burton Salmon. Offering expansive accommodation, two en suite bedrooms and an outstanding open plan living dining kitchen, this impressive home enjoys far reaching views across open countryside and is perfectly suited to modern family living.

The accommodation is approached via a welcoming reception hall with a guest cloakroom. The elegant living room enjoys a feature inglenook style fireplace and a walk in bay window framing the stunning countryside views to the front. To the rear, a spacious family room opens onto the garden through French doors, whilst an additional snug provides a further versatile reception room with delightful rural views. A particular highlight of the home is the superb open plan living dining kitchen, beautifully fitted with a comprehensive range of quality units and designed to take full advantage of the outlook over the rear garden. A separate utility room provides additional practicality and gives internal access to the integral double garage. To the first floor, both the principal and second bedrooms benefit from stylish en suite shower rooms, whilst the remaining three generous double bedrooms are served by a luxurious family bathroom. Externally, the property enjoys an attractive front garden together with a generous block paved driveway providing ample off road parking and leading to the integral double garage. The beautifully landscaped rear garden is predominantly laid to lawn and features a spacious paved entertaining terrace, established beds and borders, together with an impressive open fronted summer house complete with a bar area and provision for a hot tub, creating the perfect setting for outdoor entertaining and family enjoyment.

Burton Salmon is a highly regarded village surrounded by beautiful open countryside, offering a tranquil semi rural lifestyle whilst remaining exceptionally well connected. The village provides convenient access to nearby business centres, excellent schools and the national motorway network, making it an ideal location for commuters seeking the best of both town and country living.

An early viewing is highly recommended to fully appreciate all that this exceptional family home has to offer.



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ACCOMMODATION

RECEPTION HALL

21'11" x 7'10" [6.70m x 2.40m]

A spacious and welcoming entrance hall with a composite front entrance door and side screen, wood strip flooring, central heating radiator and a turning staircase with glazed balustrade leading to the first floor.

W.C.

5'10" x 3'3" [1.80m x 1.00m]

Fitted with a two piece white and chrome suite comprising a low flush W.C. and pedestal wash basin. The room also benefits from part brick set tiled walls, tiled flooring, a chrome ladder style heated towel rail and extractor fan.

LIVING ROOM

19'8" x 13'1" [6.00m x 4.00m]

A superb principal reception room featuring a splay bay window overlooking the front elevation, wood strip flooring, two central heating radiators and a striking contemporary inglenook style fireplace with a substantial timber beam and cast iron wood burning stove.



FAMILY ROOM

18'4" x 13'1" [5.60m x 4.00m]

A versatile reception room with double French doors opening onto the rear garden, continuation of the wood strip flooring and two central heating radiators.

SNUG

13'1" x 9'6" [4.00m x 2.90m]

Enjoying pleasant views to the front elevation, this cosy reception room features wood strip flooring, a central heating radiator and a useful built in storage cupboard.

OPEN PLAN LIVING DINING KITCHEN

28'2" x 20'0" [max] [8.60m x 6.10m [max]]

An impressive open plan living space with a window and double French doors opening onto

the rear garden, three contemporary style radiators and provision for a wall mounted television. The kitchen is beautifully appointed with a comprehensive range of modern units complemented by quartz work surfaces incorporating a stainless steel sink unit. There is a slot in point for a wide gas range cooker with extractor hood above, space and plumbing for an American style fridge/freezer, integrated microwave, integrated dishwasher and a matching central island with solid butcher's block worktop incorporating an integrated wine fridge.



UTILITY ROOM

13'1" x 5'10" [max] [4.00m x 1.80m [max]]

Fitted with a continuation of the contemporary kitchen units incorporating laminate work surfaces with stainless steel sink unit, space and plumbing for a washing machine, space for a tumble dryer and a useful built in storage cupboard. A window overlooks the rear garden, there is a vertical central heating radiator and an internal door provides access into the garage.

INTEGRAL DOUBLE GARAGE

17'4" x 16'4" [max] [5.30m x 5.00m [max]]

With an automated up and over door, wall mounted gas fired central heating boiler and a window to the side elevation.

FIRST FLOOR LANDING

A spacious galleried landing with a window to the front elevation, two central heating radiators and a built in linen cupboard.

BEDROOM ONE

17'4" x 13'1" [5.30m x 4.00m]

A generous principal bedroom with a splay bay window overlooking the front elevation, central heating radiator, loft access hatch and a connecting door to the en suite.



EN SUITE

12'9" x 8'2" [max] [3.90m x 2.50m [max]]

Fitted with a quality white and chrome four piece suite comprising a double ended panelled bath, walk in shower cubicle with glazed screen, wall mounted wash basin and low flush W.C. The room also benefits from natural wall and floor tiling, a chrome ladder style heated towel rail, extractor fan and a frosted window to the side elevation.

BEDROOM TWO

16'0" x 14'9" plus recesses [4.90m x 4.50m plus recesses]

A spacious double bedroom enjoying far reaching views to the front through the main window, complemented by three additional Velux style roof windows set into the vaulted ceiling. The room also benefits from two central heating radiators and a connecting door to the en suite.



EN SUITE

7'2" x 7'2" [max] [2.20m x 2.20m [max]]

Fitted with a three piece white and chrome suite comprising a shower cubicle with glazed screen, wall mounted wash basin and low flush W.C. Finished with tiled walls and floor, chrome ladder style heated towel rail and a frosted rear window.

BEDROOM THREE

13'1" x 12'1" [4.00m x 3.70m]

A well proportioned double bedroom with a window overlooking the rear garden, central heating radiator and a built in wardrobe.



BEDROOM FOUR

15'1" x 9'10" plus recess [4.60m x 3.00m plus recess]

A further double bedroom with a window overlooking the rear garden and a central heating radiator.

BEDROOM FIVE

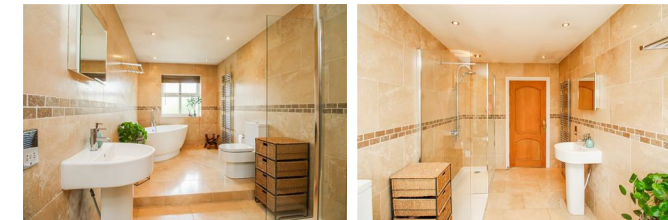
13'5" x 9'6" [4.10m x 2.90m]

Enjoying attractive views to the front elevation with a central heating radiator.

FAMILY BATHROOM

14'9" x 7'2" [4.50m x 2.20m]

Luxuriously appointed with a four piece suite comprising a freestanding bath with shower attachment, separate shower cubicle with glazed screen and twin head shower, pedestal wash basin and low flush W.C. The room also benefits from natural wall and floor tiling, a chrome ladder style heated towel rail and extractor fan.



OUTSIDE

The property is approached via double gates leading onto a wide block paved driveway providing ample off street parking and access to the double garage. The front garden is laid mainly to lawn with mature shrub borders. To the rear is a generous enclosed garden with a substantial paved patio, ideal for outdoor dining and entertaining. Steps rise to a large lawn surrounded by established beds and borders, whilst to the rear of the garden is an attractive summer house incorporating a bar area and provision for a hot tub.



SOLAR PANELS OWNED

The property benefits from an array or photovoltaic solar panels on the rear roof which we are advised are owned outright and not subject to a lease agreement.

COUNCIL TAX BAND

The council tax band for this property is G.

FLOOR PLANS

These floor plans are intended as a rough guide only and are not to be intended as an exact representation and should not be scaled. We cannot confirm the accuracy of the measurements or details of these floor plans.

VIEWINGS

To view please contact our Pontefract office and they will be pleased to arrange a suitable appointment.

EPC RATING

To view the full Energy Performance Certificate please call into one of our local offices.