



Poole Lane

Burton Salmon, Leeds, LS25 5JU
£800,000



SIGNATURE

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STUNNING FAMILY HOME - AMAZING GARDEN WITH FEATURE PATIO/BAR AND HOT TUB - PANORAMIC VIEWS TO THE FRONT.

An incredible bespoke individually built detached family home having over 3000 sq ft, offering superb living accommodation throughout. Set in the delightful sought after location of Burton Salmon and having excellent links to Selby, York, Leeds and the major motorway networks M1/M62/A1.

The property briefly comprises; hallway, two large reception rooms, study, an amazing open-plan kitchen/diner, utility room, integral double garage and ground floor WC. The first floor has a gallery landing and five well appointed bedrooms, the master having an en-suite bathroom comprising of a four piece suite, with a further bedroom having en-suite facilities and the remaining three having use of a family bathroom. Having a delightful outlook to the front aspect over fields and an extra large rear garden which is well enclosed and superbly landscaped with a truly remarkable feature undercover bar with patio seating and a hot tub. There is ample parking to the block-paved double driveway accessing the double integral garage with a well maintained front lawn area which is enclosed with a stone boundary wall.

Overall a superior five bedroom detached family home which must be seen to be appreciated. Demand is expected to be high. Please call now to arrange your viewing to avoid disappointment. Call now to arrange your viewing or request a viewing 24/7 on our website.

- SOUGHT AFTER LOCATION
- MAGNIFICENT KITCHEN/DINER
- TWO EN-SUITES BEDROOMS
- LARGE LANDSCAPED GARDEN WITH BAR
- TWO RECEPTION ROOMS PLUS STUDY/PLAYROOM
- DOUBLE GARAGE
- STUNNING VIEWS
- Council Tax Band G
- EPC Rating D



Ground floor

Hallway

Having a composite double-glazed entrance door with PVCu double-glazed window, wood flooring, recently updated wood and glass open staircase to first floor landing, coving to the ceiling and central heating radiator. Oak doors accessing all rooms.

WC

5'7" x 3'2" (1.70m x 0.97m)

Half-tiled walls in a brick-style finish with a contemporary push flush WC and pedestal wash hand basin with chrome 'waterfall-style' mixer tap. Chrome central heated towel warmer, extractor fan, coving to the ceiling and ceramic tiled flooring.

Play room

13'2" x 9'4" (4.01m x 2.84m)

Having PVCu double-glazed window to front aspect having far reaching panoramic views, double panelled central heating radiator, wood flooring, large store cupboard and coving to the ceiling.

Front reception room/lounge

22'5" into bay x 13'1" (6.83m into bay x 3.99m)

Boasting a superb focal fireplace with tiled insets and hearth with cast-iron double door multi-fuel burner. Neutral décor, coving to the ceiling, laminate flooring, double panelled central heating radiator and three PVCu double-glazed windows to bay having a beautiful outlook over fields.

Rear reception room/dining room

18'4" x 13'1" (5.59m x 3.99m)

Feature decorated wall with coving to the ceiling, laminate flooring, one single panel and one double panel central heating radiator and PVCu double-glazed French doors to the rear garden.

Family kitchen/diner

28'3" x 19'11"max (8.61m x 6.07mmax)

Having a light coloured range of wall and base units with quartz work surfaces and matching splashbacks. Space for a range oven with a mosaic style splashback and stainless steel chimney-style extractor over. Inset one and a half bowl sink and drainer to quartz work surface with a 'CDA' mixer chrome tap. Centre island with a built-in sink and drainer to a woodwork surface having a chrome mixer tap. Space for an American-style fridge/freezer with plumbing for an ice machine, integrated dual temperature wine cooler, microwave and dishwasher. PVCu double-glazed window to the rear garden, ceiling downlighters, PVCu double-glazed French doors to dining area accessing the rear garden, two vertical designer style radiators and a conventional single panel central heating radiator and feature tiling to the floor. Door to utility room.

Utility room

13'7" x 5'10" (4.14m x 1.78m)

Matching wall and base units from kitchen with space for tumble dryer and plumbing for a washing machine. White work surface with matching splashback, stainless steel one and a half bowl sink and drainer with chrome mixer tap, door to integral garage and large store cupboard. Downlighters to the ceiling, central heating radiator, continuation of flooring from kitchen and PVCu double-glazed window to the rear garden.

First floor

Landing

Galleried landing with oak doors accessing all rooms, PVCu double-glazed window to the front aspect with superb panoramic views, two single panel central heating radiators, coving to the ceiling and a large store cupboard.

Master bedroom

20'0"into bay x 13'0" (6.10minto bay x 3.96m)

Coving to the ceiling with three PVCu double-glazed windows to the front aspect with panoramic views, single panel central heating radiator and door to en-suite.

En-suite

12'11" x 8'0"max (3.94m x 2.44mmax)

Stone-tiled floor and walls with a mosaic border. Comprising a large walk-in shower enclosure, a half-pedestal wall hung wash hand basin with chrome mixer tap, contemporary push flush WC and tiled straight panelled bath. Two chrome central heating towel warmers, ceiling downlighters, PVCu double-glazed frosted window, shaver point and extractor.

Bedroom two

20'6" x 15'9"into recess area (6.25m x 4.80minto recess area)

Having three 'Velux'-style double-glazed windows, two to the front and one to the rear aspect and a bay with PVCu double-glazed window having panoramic views over fields. Single panel and double panel central heating radiators, downlighters and door to en-suite.

En-suite

7'3" x 7'1" max (2.21m x 2.16m max)

Having a half-wall mounted wash hand basin with chrome mixer tap, contemporary push flush WC, large single shower enclosure with mosaic tiled inset, chrome central heated towel warmer, fully tiled walls and a rustic brown ceramic tiled floor, PVCu double-glazed frosted window and ceiling downlighters.

Bedroom three

13'1" x 12'3" (3.99m x 3.73m)

PVCu double-glazed window to the rear aspect, single panel central heating radiator and a large walk-in wardrobe.

Bedroom four

14'11" x 10'0"plus extra recess area (4.55m x 3.05mplus extra recess area)

PVCu double-glazed window to the rear aspect, single panelled central heating radiator, coving to the ceiling and a recessed area which is ideal for storage or a computer work station.

Bedroom five

13'5" x 9'6" (4.09m x 2.90m)

PVCu double-glazed window to the front aspect having a delightful panoramic view, single panel central heating radiator, coving to the ceiling and a loft hatch.

Bathroom

14'11" x 7'0" (4.55m x 2.13m)

Fully tiled walls and floor in a stone finish with a mosaic border. Comprising of a four piece suite; a contemporary free-standing oval bath with separate over-hung mixer tap with shower attachment, a large walk-in shower enclosure, contemporary push flush WC and pedestal wash hand basin with chrome mixer tap. Two chrome central heated towel warmers, shaver point, ceiling downlighters, extractor and PVCu double-glazed frosted window.

Exterior

To the front is a well maintained lawn garden with sleepers to a bedding area and a stone boundary wall with trellising above. A block-paved driveway gives ample parking and access to the integral double garage and then sweeps around to the front of the property. Access can be gained around both sides of the property. The rear garden is truly amazing and for a property of this age is surprisingly large, having a patio area with a stone boundary wall, two steps accessing the full laid to lawn area which is well enclosed with some bedding areas to one side and a stunning feature bar with a seating area, patio and hot tub all under cover in a bamboo covered beach style surround. A wood-chipped section with decks around also provides access to a play area. There is also a storage area to one side of the property which is accessible from both front and rear.

Garage

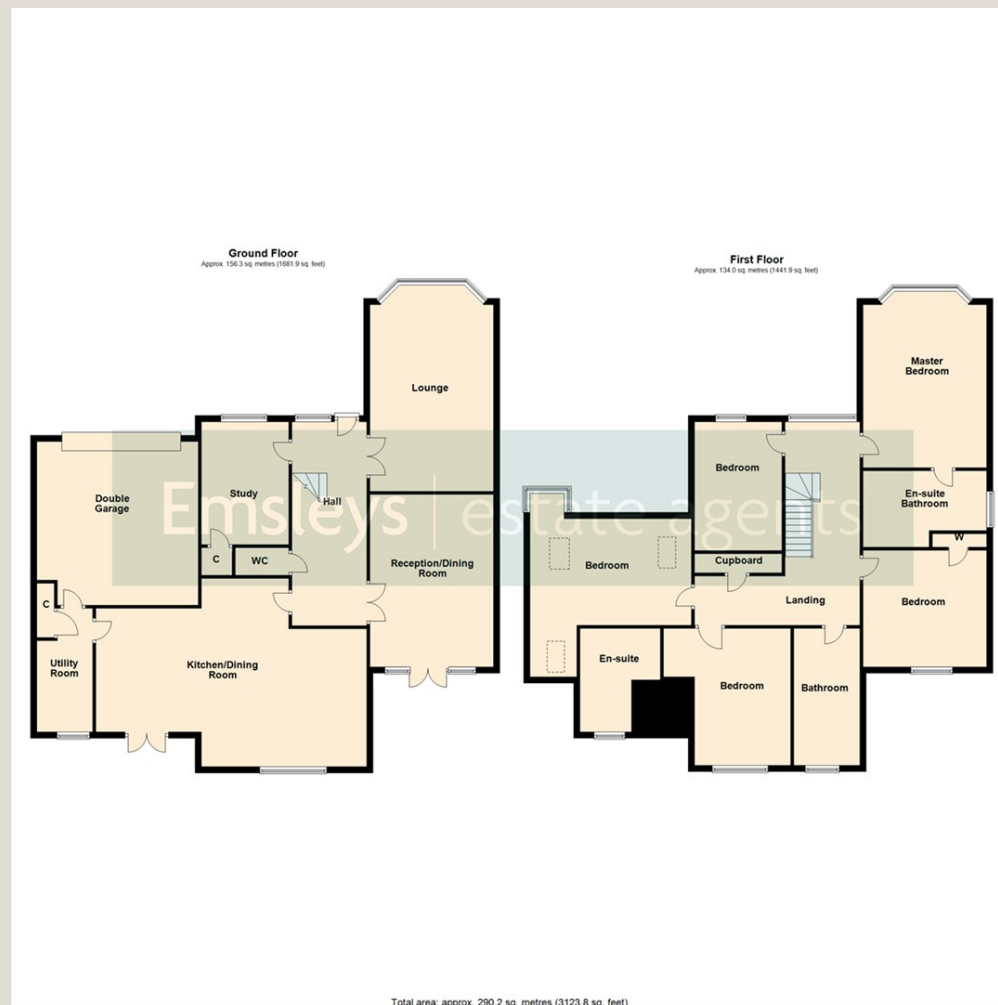
Electric up-and-over double door with PVCu double-glazed window to the side aspect and wall-mounted condensing boiler.

Directions

Leaving our Sherburn office head south on Low Street and continue for approx. two miles through the village of South Milford to the roundabout and then take the third exit continuing on the A162 to the next roundabout (JP Plant Hire). Proceed straight ahead continuing onto A162 heading south for approx. two and a half miles and passing a lake on the left hand side. Just after the lake take the next left hand turn into Burton Salmon onto New Lane, continue and Poole Lane is the first on the right after The Plough Inn and where the property can be easily identified by the Emsleys for sale sign.







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