



Top Stone Close | Burton Salmon | LS25 5JT

£140,000

Two bedroom maisonette | Council Tax Band A | EPC Rating TBC

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**\*\*\*RARE OPPORTUNITY. AMPLE PARKING & ENCLOSED LANDSCAPED GARDEN. BEAUTIFULLY PRESENTED.\*\*\***

Nestled in the charming village of Burton Salmon, Leeds, this delightful flat on Top Stone Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

The flat features a welcoming reception room, providing a warm and inviting space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a pleasant atmosphere throughout. The bathroom is well-appointed, ensuring all your daily needs are met with ease. A well fitted kitchen meets most culinary needs with a hall interconnecting all rooms.

One of the standout features of this property is the ample parking available for up to three vehicles, a rare find in many urban settings, along with a superb landscaped enclosed garden. This added convenience allows for easy access and peace of mind for residents and visitors alike.

Burton Salmon is a picturesque village that offers a tranquil lifestyle while still being within easy reach of Leeds city centre. Residents can enjoy the benefits of rural living, with local amenities and beautiful countryside nearby, making it an ideal location for those who appreciate both nature and urban conveniences.

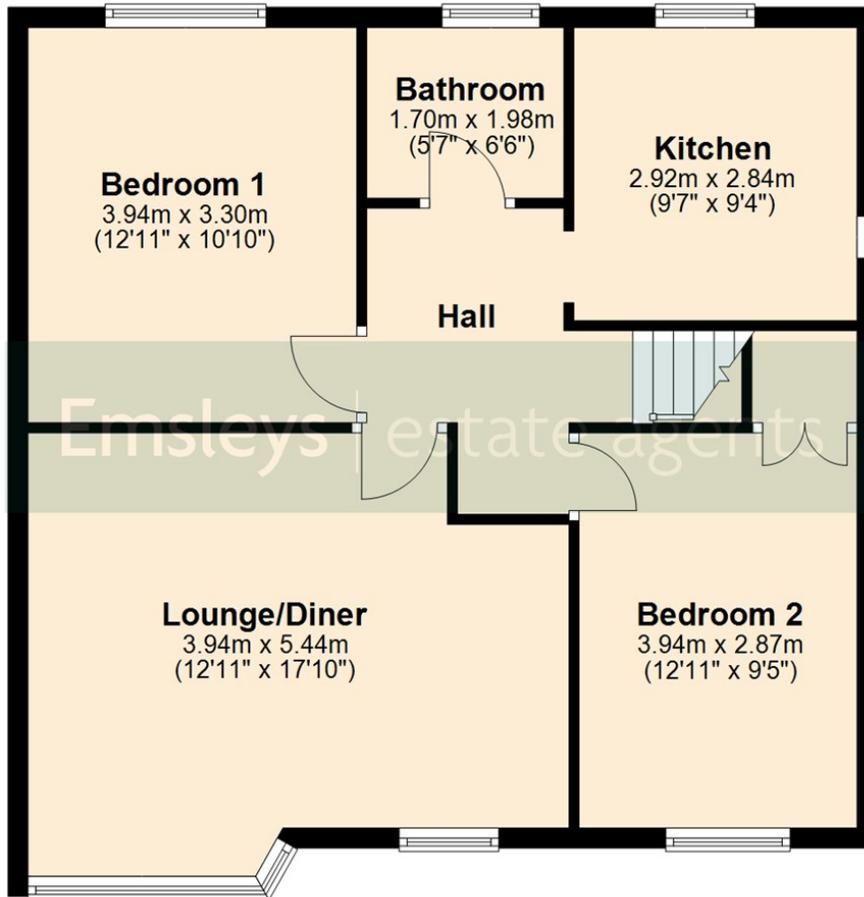
This flat presents an excellent opportunity for anyone looking to settle in a serene environment without sacrificing accessibility. Call now to arrange your viewing.





## First Floor

Approx. 67.9 sq. metres (730.6 sq. feet)



Total area: approx. 67.9 sq. metres (730.6 sq. feet)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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