



Ledgate Lane | Burton Salmon | LS25 5JY

£400,000

Four bedroom detached | Council Tax Band E | EPC Rating D

Emsleys | estate agents

*****STUNNING VIEWS. VACANT POSSESSION & NO CHAIN. POPULAR VILLAGE LOCATION. *****

This four-bedroom detached house is offered for sale in Burton Salmon, within easy reach of Leeds and Selby. The property currently requires some modernisation, presenting an opportunity for a buyer to update and configure to their own preferences.

The ground floor provides three reception rooms, offering flexibility for living, dining and additional family or home office space. There is one kitchen, benefiting from natural light, with scope for reconfiguration or extension subject to any necessary consents. The property also includes two bathrooms, supporting family living or guest accommodation.

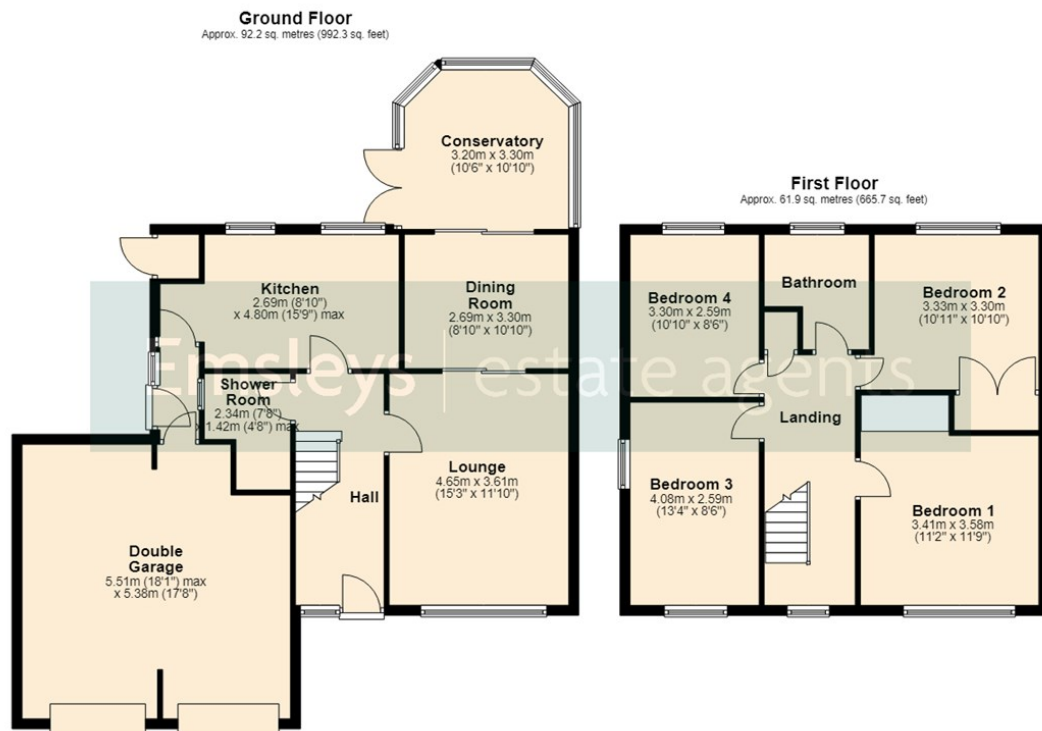
Externally, the house features a large garden, providing outdoor space for relaxation or play, and a double garage, complemented by further parking. The setting includes access to nearby green spaces characteristic of this part of North Yorkshire, with countryside walks available in and around Burton Salmon and surrounding villages.

Burton Salmon is well placed for road links, with the A1(M) and M62 a short drive away, giving convenient access to Leeds, York, Selby and Wakefield. The nearest mainline rail services are available from stations such as Knottingley, Selby and Leeds, offering routes towards York, Doncaster, Manchester and London; typical journey times to Leeds from nearby stations are around 20–30 minutes, depending on service and starting point.

Local amenities, primary schooling and everyday facilities can be found in Burton Salmon and neighbouring communities, with a wider choice of shops, supermarkets and services available in Selby and the LS25 corridor. This property offers a practical base in a sought-after village location. Call now to arrange your viewing.







Total area: approx. 154.0 sq. metres (1658.1 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.



4 Wolsey Parade | Sherburn In Elmet | Leeds | LS25 6BQ
t: 01977 680088 www.emsleysestateagents.co.uk

Emsleys | estate agents