

# 2 bedroom flat for sale, Top Stone Close, Burton Salmon, Leeds LS25 (1000 GBP)



Location **Yorkshire and the Humber, West Yorkshire**  
<https://www.freedasz.co.uk/x-164091-z>

A superb opportunity has arisen to purchase a well sized ground floor apartment, set in an enviable position at the very end of a cul-de-sac with good sized gardens unusual to find with an apartment. Boasting gas central heating and PVCu double glazing. The property benefits from a 'Worcester Bosch' combi boiler up to date kitchen and bathroom with hallway cloaks cupboard 2 double bedrooms and a well appointed lounge. Would suite an investor ideal as a buy to let or even first time buyer. Generally a specious apartment which must be seen to be appreciated. Set in the lovely village of Burton Salmon just off the delightful Poole Lane. Excellent for commuting to Sherburn in Elmet, Selby and easy access to main motorway networks. Overall a fine example of a two bedroom ground floor apartment. Please call now to arrange your viewing. Hallway PVCu double glazed entrance door and frosted window, double panel central heating radiator, large storage cupboard, small storage unit and doors access all rooms. Kitchen (2.90m x 2.84m (9'6 x 9'4)) Having a range of modern beech effect base units, larder style unit, complimentary work surfaces with a inset electric induction hob, electric oven, extractor fan, stainless steel sink and drainer. Plumbing for washing machine and space for fridge, laminate flooring two PVCu double glazed windows to side aspect one being frosted, PVCu double glazed door to the rear and PVCu double glazed window to the side of door. Neutral decor and ceiling down-lighters. Lounge (4.39m into alcove x 4.24m into window bay (14'5 i)) a delightful living room with plenty of light from the large PVCu double glazed bay window, double panel central heating radiator and storage cupboard. Focal point being a feature fireplace in a brick design with a electric bar fire. Bedroom One (3.91m x 3.61m (12'10 x 11'10)) PVCu double glazed window to rear aspect, double panel central heating radiator. Bedroom Two (3.94m x 2.87m (12'11 x 9'5)) PVCu double glazed window to front aspect and double panel central heating radiator. Bathroom (1.57m x 2.64m into door recess (5'2 x 8'8 into doo)) Modern finish with stone effect fully tiled walls, three piece suite comprising; pedastal wash hand basin, straight panelled bath and push flush WC, Aqualiser electric shower over bath, PVCu double glazed frosted window, chrome central heating towel radiator, laminated flooring and optional bin plex electric heater. Exterior Front A large garden to front and side which is owned by the first floor apartment access can be gained via the front. Rear Well enclosed and having a good degree of privacy mainly laid to lawn. Also having ownership of one of the out houses. 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. Proceed straight ahead continuing onto A162 heading south for approx. two and a half miles and passing a lake on the left hand side. Take the next left hand turn into Burton Salmon onto New Lane taking the right hand fork into Main Street, take a right on to Poole Lane and the second right on to Top Stone Close where the property can be found and identified by our Emsleys For Sale.

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