



TENURE

Freehold.

COUNCIL TAX

Band G (from internet enquiry)

SERVICES

We understand mains water, electricity, gas and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared February 2025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	75	
(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	



Burton Salmon ~ 3 Old Hall Court, LS25 5GZ

An outstanding stone built detached house enjoying an exclusive cul de sac location in the village itself convenient for access to surrounding business centres and motorway links.

- High quality specification throughout
- Beautifully presented family accommodation
- Two reception rooms and stunning dining kitchen with integrated appliances
- Four double bedrooms
- Three bathrooms including two en-suites all with underfloor heating
- Quality oak features
- Integral double garage, electric doors and cobbled driveway
- Delightful landscaped gardens, south facing patio and Pergola

£650,000 PRICE REGION



MISREPRESENTATION ACT

Renton & Parr Ltd for themselves and for the Vendors or lessors of this property whose agents they give notice that :-

1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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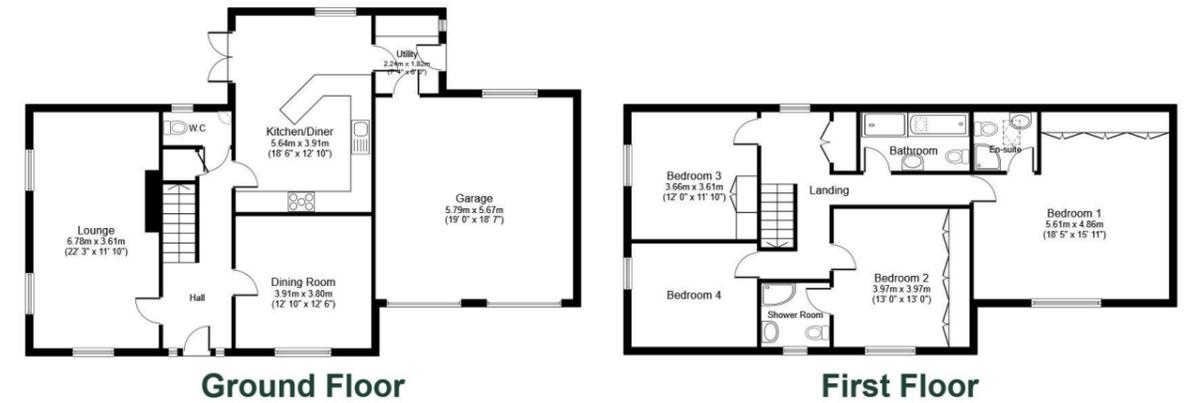
Property Description

Occupying an exclusive cul-de-sac location, this stunning stone-built detached house is a true gem. Combining high-quality craftsmanship with elegant design, this residence offers an outstanding family living experience.

Upon entering, the spacious entrance hall welcomes you with its oak staircase and flooring, setting a tone for the rest of the house. The ground floor features two impressive reception rooms, including a living room with Portuguese limestone fireplace and a gas fire, perfect for cozy evenings. The dining room is ideal for hosting gatherings, while the modern kitchen is the hub of the house and boasts a range of floor and wall units with granite worktops, under set sink, Travertine tiled flooring, and top-of-the-line integrated Siemens appliances including fridge, freezer, oven, microwave and plate warmer, hob and hood, dishwasher. French doors open to a south-facing patio and garden, providing a seamless indoor-outdoor living experience. A utility room with a solid oak worktop and space for a washer and dryer offers practical convenience, along with integral access to a double garage. There is also a convenient downstairs wc.

The first floor is equally impressive, offering four double bedrooms, three of which feature built-in interior-lined wardrobes. The three quality bathrooms, including two en-suites, are tastefully designed with Travertine tiling and underfloor heating, adding a touch of luxury. The spacious landing provides access to a part-boarded loft, illuminated for added convenience. There is a second loft access point in the main bedroom.

Outside, the south-facing garden has been thoughtfully landscaped, complete with Indian stone paths, a patio area, and an oak pergola, perfect for outdoor entertaining. Additional features include off street parking on a reclaimed cobblestone driveway and an integral double garage with electric doors.



NOT TO SCALE For layout guidance only
Total floor area 211 sq.m. (2,271 sq.ft.) Approx (Including Garage)

