DACRE, SON & HARTLEY

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OVER 200 YEARS OF YORKSHIRE PROPERTY



The Granary, Poole Row, Burton Salmon, Leeds, LS25 5JX

This impressive four bedroom barn conversion (1980 sqft) is now ready for occupation. "The Granary" is the first of just three high quality homes being created from a range of period farm buildings by one of the area's leading developers in a peaceful hamlet within close striking distance of excellent motorway links.

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The Granary, Poole Row, Burton Salmon, Leeds, North Yorkshire,

Guide Price: £625,000

- High quality period barn conversion
- Striking herringbone flooring throughout the ground floor
- Superb open plan reception room
- Luxury bespoke kitchen / Utility and shower room
- Impressive principal bedroom suite
- Three further double bedrooms
- Stylish house bathroom
- Unspoilt North Yorkshire hamlet







General remarks

The conversion of the Manor Farm barns is the latest project by D & J Poulter Builders Limited who are highly regarded throughout the region for the quality of their developments, attention to detail and customer care.

The Granary provides a clever blend of period features with modern creature comforts as can be witnessed by the specification within these sales particulars.

A large open plan family sitting / dining room has bi fold doors leading to courtyard style garden areas and the high quality kitchen will feature an extensive provision of bespoke fittings and integrated appliances., There is the additional comfort of a separate utility room and ground floor shower room.

High quality herringbone pattern flooring is fitted throughout the ground floor.

At first floor level a principal bedroom has its own ensuite facility and three further double family bedrooms are served by a stylish house bathroom.

Front and rear gardens are laid out with ease of maintenance in mind with allocated parking for residents and visitors .

Poole is a charming, unspoilt hamlet on the edge of Burton Salmon, which offers a primary school, a village hall, and a traditional public house. This peaceful village on the southern borders of North Yorkshire with outstanding communication links to the major commercial centres of the county and further afield, being only two miles from the A1(M) link road and M62.

The busy commuter will further appreciate the tranquillity of Poole Lane and its proximity to rolling open countryside.

Floorplans



First Floor



Ground Floor

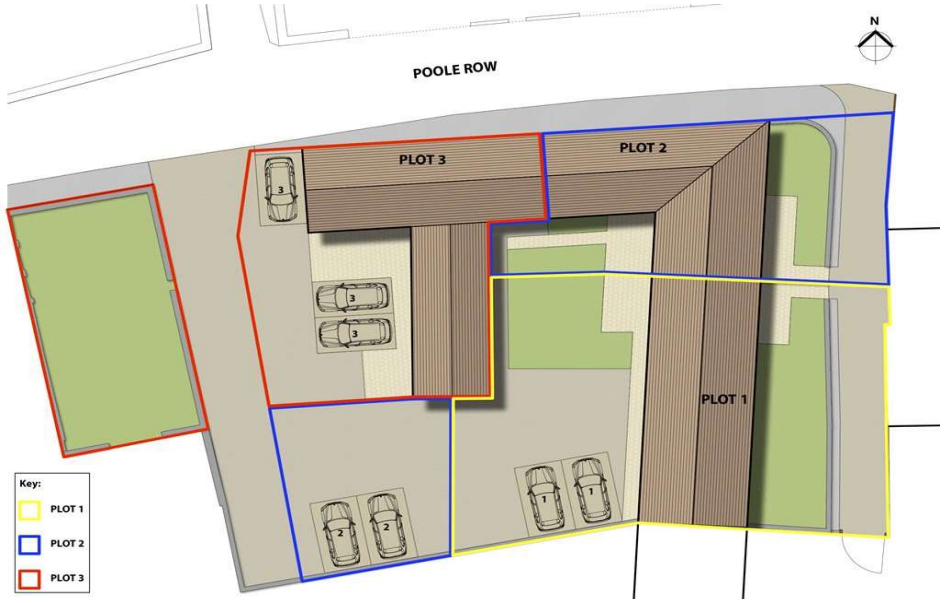
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Mortgage Advice Bureau
01274 515 763

Dacres Surveys
Call for a quote
01943 885 400

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SPECIFICATION

• - Mains gas, electric and water and drainage.

• - Predicted energy rating C

• - Full fibre broadband to the house.

• - Cat 6 media cabling wired to main rooms

• - Electrics- Matt black electrical sockets as standard, spotlights and feature lighting included to kitchen and bathroom areas.

• - Gas fired boiler and hot water cylinder, underfloor heating to ground floor

• - Bathrooms - Supplied by Roca, tiling included.

• - Luxury herringbone vinyl flooring to kitchen, hall and bathrooms, carpets not included to remaining floors but can be provided at a cost if required

• - Quality kitchen units, appliances and quartz worktop.

• - Gardens will be turfed, gravel to parking areas and Indian stone paving to patios.

• - Neil Bowen Architect, 6 years professional Consultants' Certificate from date of practical completion is included.







Contact us
01937 586177
wetherby@dacres.co.uk

Directions

From Wetherby proceed south on the A1 and leave at the junction for the A63 Leeds/Selby. At the roundabout take the third exit to Burton Salmon. After passing over the railway bridge, take the first left on to Hillam Lane, and then first right on to Ledgate Lane. Turn left on to Main Street and towards the end turn right into Poole Lane. Follow the road around, bear right at the end where the properties will be found on the left hand side.

What3Words equivocal.flooding.support

Local Authority & Council Tax Band

- Selby District Council,
- Council Tax Band

Tenure, Services & Parking

- Freehold
- All mains services are installed
- Allocated parking for two vehicles

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link https://checker.ofcom.org.uk/

Flooding

For information on flood risks please use this link Check for flooding in England - GOV.UK

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

Buyer Anti Money Laundering Checks

We are required by HMRC to undertake Anti Money Laundering checks for all buyers to the contract. These checks are carried out through iamproperty who will make a charge of £34.20 inclusive of VAT per buyer. We will also need to see proof of funding. We cannot mark a property Sold Subject to Contract until the checks have been satisfactorily completed.

Referral Fees

Where we refer a seller/s or a purchaser/s to any of the following providers (and you are welcome to use an alternative), we reserve the right to claim a reasonable commission in respect of such services which will be charged to the third party provider:- Conveyancing Provider to deal with the transfer of title and Surveyor Services. In either instance the fee/commission will not exceed £450 per case. In respect of referrals to Mortgage Advice Bureau the average fee will be approximately £450 but may vary and is case specific. Any such commission does not affect our prices to you but may result in the third party provider's prices being higher than it may otherwise be. Dacres Ref: WET250150