

Poole Row, Burton Salmon

£180,000

  
**MARTIN & CO**

Poole Row, Burton Salmon

Cottage

2 Bedrooms, 1 Bathroom

£180,000

- SIGNIFICANTLY REDUCED BY £50,000 - REMEDIAL WORKS REQUIRED. END COTTAGE, FULL OF CHARACTER
- PLEASE CALL THE OFFICE FOR FURTHER INFORMATION
- VILLAGE LOCATION. END COTTAGE, FULL OF CHARACTER WITH LOG BURNER
- BATHROOM WITH ROLL TOP BATH
- SHOWER OFF MAIN BEDROOM
- GARAGE AND LARGE GARDEN TO REAR
- COUNCIL TAX BAND B, EPC RATING E, FREEHOLD
- OFFERED WITH NO UPWARD CHAIN
- 360' INTERACTIVE VIEWING AVAILABLE

Nestled in the charming Poole Row of Burton Salmon, surrounded by open countryside and farmland, yet central for major Northern centres, this delightful cottage exudes potential for the discerning buyer. With a quaint 1 reception room and 2 cosy bedrooms, this property offers a snug retreat for those seeking a peaceful retreat.

Though in need of some tender loving care, this period cottage presents a unique opportunity for renovation enthusiasts. The recent price reduction of £50,000.00 makes it an enticing prospect for those willing to invest in its restoration.

Situated on a generous plot with parking space for 2 vehicles, this cottage boasts a promising canvas for creative refurbishment. While the property requires significant remedial works including damp and timber treatment, as well as a possible new roof, the chance to restore it to its former glory is a rewarding challenge for the right buyer.

Embrace the opportunity to breathe new life into this characterful home and create a cosy haven in the heart of this picturesque semi rural village within walking distance of delightful village pub/eatery.



## MAIN DESCRIPTION

This idyllic 18TH CENTURY COTTAGE has a wealth of ORIGINAL FEATURES including EXPOSED BEAMS and is set in the SOUGHT AFTER VILLAGE of BURTON SALMON.

With the interior keeping its cottage charm, you enter the property through the front door directly into the lounge which features a log burner and window seat with a BEAUTIFUL VIEW of the front yard. Through to the kitchen, and bathroom with roll top bath.

On the first floor you will find two bedrooms, one single and one DOUBLE with a shower.

Access road to side and rear. Garage with up and over door and access through to a large rear garden. On street parking to the front of the property.

Central heating and partial double glazing.

## LOUNGE

Single glazed Georgian style window with window seat overlooking the beautiful front cottage garden. Feature brick fire place with log burner and brick hearth. Built in book shelves. Wall lights. High level window to the side provides further natural light. Sliding timber door leading to the kitchen.

## KITCHEN

Cottage style solid wood, hand-built and bespoke kitchen with mixture of in frame style base and wall units including dresser unit, plate racks and open shelves. Wooden work tops. Belfast sink with mixer tap. Space for cooker, fridge freezer and slimline dishwasher. Finished off with splash back tiling, tiled floor and stunning exposed beams. Window to the rear and external stable style door leading to the rear



garden. Stairs lead to first floor and door through into the bathroom.

**BATHROOM**

White three piece suite with free-standing roll top bath with shower taps. Low flush WC and pedestal wash basin. Partially tiled and panelled walls in keeping with its cottage style. Picture rail to one wall and exposed beams to ceiling. Painted floorboards and obscure glazed window to the rear.

**LANDING**

Spacious landing with exposed beams. Eaves cupboard providing plumbing for a washing machine. Side single glazed window and Velux roof window. Radiator. Steps lead to the two bedrooms.

**BEDROOM**

Double bedroom with exposed beams and built in wardrobes.

Cupboard housing a shower cubicle which is tiled floor to ceiling. Single glazed window to the front with window seat, further high level window to the side elevation. Recess spotlights to ceiling. Radiator. Loft access.

**BEDROOM.**

Single bedroom with original beams. Velux style roof window and radiator.

**LOFT**

Accessed from the main bedroom via a pull down loft ladder. Partially boarded and having power and light. Houses the gas central heating boiler.

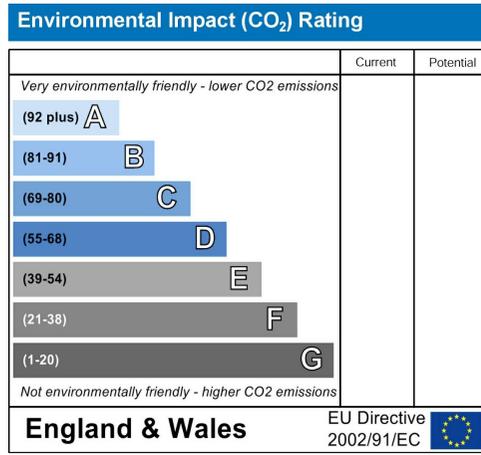
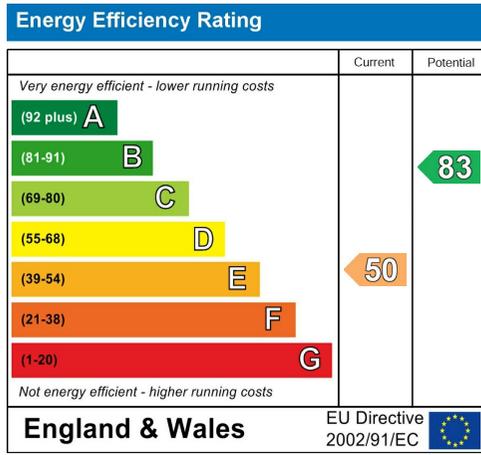
**EXTERIOR**

To the front of the property there is a cottage garden with areas of paving and planting. To the rear is a garage and further outbuilding for storage. Beyond this is a surprisingly

large further garden area with established trees and additional patio area.

**SALES BUYER CHECKS**

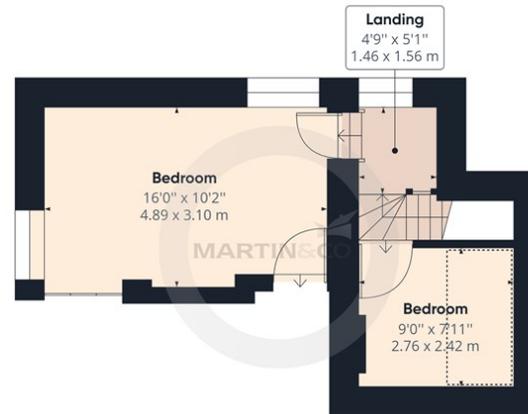
Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier called I Am Property/Movebutler who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required. This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.







Ground Floor Building 1



Floor 1 Building 1

**Approximate total area<sup>(1)</sup>**

593.02 ft<sup>2</sup>  
55.09 m<sup>2</sup>

**Reduced headroom**

28.97 ft<sup>2</sup>  
2.69 m<sup>2</sup>

(1) Excluding balconies and terraces

⌄ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Martin & Co Pontefract Sales  
5 Cornmarket, Pontefract, West Yorkshire, WF8 1AN  
01977 799550 . pontefract@martinco.com

01977 799550  
<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

**Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

