

Harrison Robinson

Estate Agents



3 Mansfield Road, Burley in Wharfedale, LS29 7LQ
Offers Over £450,000

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GROUND FLOOR

Entrance Hall

A uPVC entrance door with double glazed windows to either side opens into the entrance hall. Doors from here open into the lounge and shower room. A return carpeted staircase with handrail leads to the first floor of the property. Parquet style flooring, radiator.

Lounge

16'8" x 11'6" (5.09 x 3.51)

A good sized lounge with two double glazed windows to the front elevation. Carpeted flooring, two radiators, coal effect gas fire in a timber surround. Open to:

Dining Room

10'4" x 9'4" (3.17 x 2.87)

With double glazed window, laminate flooring and radiator. There is ample space for a family dining table here. Door into:

Kitchen

15'0" x 11'5" (4.58 x 3.48)

Fitted with a range of base and wall units with stainless steel handles, complementary worksurfaces and tiled splashbacks. Appliances include fridge freezer and cooker with gas hob with extractor over and there is space and plumbing for further undercounter appliances. Ceramic sink with chrome mixer tap beneath a double glazed window to the rear of the house. A further window allows natural light. Tile effect flooring, radiator.

WC Shower Room

With low level w/c, pedestal handbasin with chrome taps and tiled splashback and shower cubicle with electric shower, glazed doors and white metro tiling. Slate effect floor tiling, extractor, radiator. Obscure double glazed window.

FIRST FLOOR

Landing

A return carpeted staircase leads to the first floor landing, where doors open into three double bedrooms and the house bathroom.

Bedroom One

12'2" x 11'5" (3.73 x 3.48)

A good sized double bedroom with carpeted flooring, double glazed window and fitted wardrobes.

Bedroom Two

13'2" 7'10" (4.02 2.40)

A double bedroom to the front of the property with double glazed window, carpeted flooring and radiator.

Bedroom Three

12'2" x 8'11" (3.73 x 2.74)

A third double bedroom to the rear of the house with carpeted flooring, double glazed window and radiator.

Bathroom

With low level w/c, pedestal handbasin with chrome taps and panel bath with shower over, glazed screen and wall tiling. Traditional style heated towel rail, wood effect flooring, obscure double glazed window. Recessed cupboard.

SECOND FLOOR

Bedroom Four

20'4" x 12'9" (6.22 x 3.89)

A return, carpeted staircase leads to the second floor of the property where one finds a double bedroom with two Veluxes, carpeted flooring and radiator. Ample under eaves storage.

OUTSIDE

Annexe

14'11" x 14'11" (4.57 x 4.57)

The property benefits from a separate annexe to the rear with uPVC entrance door and double glazed window comprising of an open plan living space with fitted cupboards, worksurface and sink to one side, electric heating, downlighting and wood effect flooring. A door opens to:

Bathroom

A modern three-piece bathroom with low level w/c, pedestal handbasin with chrome mixer tap and panel bath with shower over and waterproof boarding. Obscure, double glazed window, extractor, wood effect vinyl flooring.

Gardens

The house enjoys lawned gardens to front and rear with hedging maintaining privacy. A patio area is perfect for outdoor furniture and al fresco dining. A timber gate leads out to the driveway and annexe. To the front the house is well set back from the road with smart hedging.

Parking

A shared tarmac driveway leads round to the rear of the property where there is off road parking.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


There is Superfast Broadband available to the property.

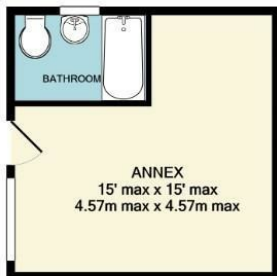
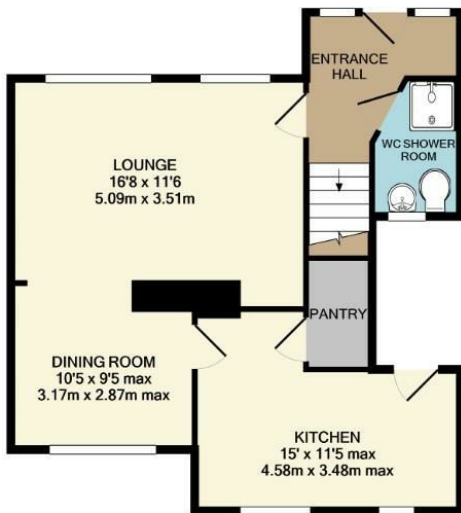
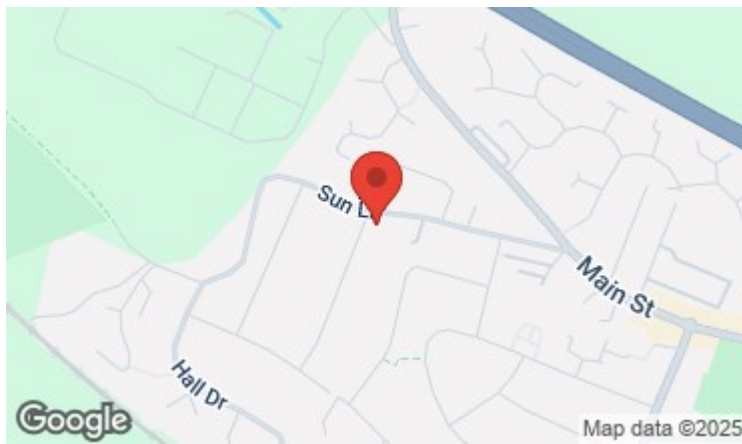
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



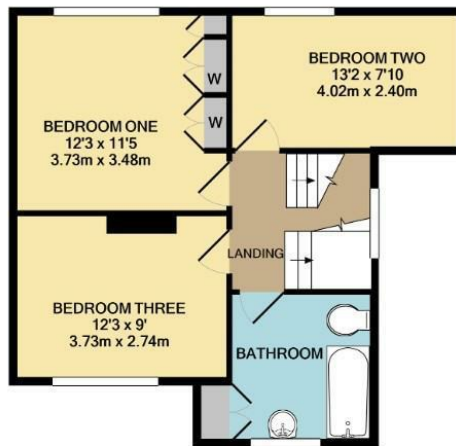
- ***No Onward Chain***
- Four Double Bedroom Detached Family Home With Separate Annexe
- Two Shower Rooms/ Bathrooms
- Two Reception Rooms Plus Breakfast Kitchen
- Highly Regarded Location Within The Village
- Lovely Level Lawned Gardens To Front And Rear
- Detached Annexe To Rear With Kitchenette And Bathroom
- Spacious Living Accommodation Throughout
- Walking Distance To Train Station And Schools
- Council Tax Band E

Energy Efficiency Rating

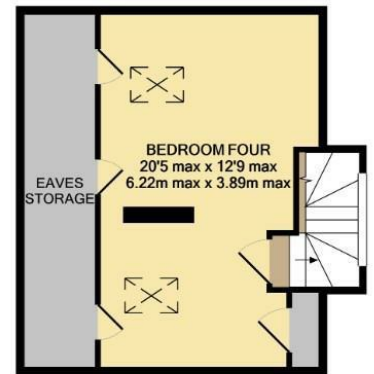
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 793 SQ.FT.
(73.7 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 497 SQ.FT.
(46.2 SQ.M.)



SECOND FLOOR
APPROX. FLOOR
AREA 367 SQ.FT.
(34.1 SQ.M.)

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TOTAL APPROX. FLOOR AREA INCLUDING ANNEX 1658 SQ.FT. (154.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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