

Harrison Robinson

Estate Agents



204 West Terrace, Burley in Wharfedale, LS29 7HS

£235,000

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GROUND FLOOR

Lounge

20'4" x 10'11" (6.21 x 3.35)

A smart composite entrance door with obscure glazed panels opens into a welcoming and spacious sitting room. With wood effect laminate flooring, radiator and fitted cupboard to one alcove. A large fireplace with exposed stonework and stone hearth creates a fabulous focal feature to this room. An oak panelled door opens to the kitchen to the rear of the property, a return, carpeted staircase with white timber balustrading leads to the first floor of the property.

Kitchen

10'11" x 10'11" (3.35 x 3.33)

Immaculately presented, a light and airy, dual aspect kitchen to the rear of the property with windows overlooking the charming rear garden. Fitted with a range of soft grey cabinetry with black handles, wood effect work surfaces and attractive Metro tiling to splashbacks. Integrated appliances include fridge/freezer, electric oven with four ring, electric hob and extractor over, washing machine and dishwasher. A stainless steel sink and drainer with chrome mixer tap sits beneath one of the double glazed windows. Continuation of the laminate flooring, radiator, downlighting. A uPVC glazed door leads out to the rear garden and allows further natural light.

FIRST FLOOR

Landing

A return carpeted staircase leads to the first floor landing, where a double glazed window to the rear affords natural light and glimpses of countryside in the distance. Carpeted flooring, radiator, oak panelled doors open into the three-piece house bathroom and a good sized double bedroom.

Double Bedroom

11'9" x 9'10" (3.59 x 3.02)

A spacious double bedroom to the front of the property with carpeted flooring, double glazed window and contemporary styled, vertical radiator. An original fireplace with stone surround is an attractive focal feature.

Bathroom

Immaculately presented with low-level W.C., wall hung handbasin with chrome mixer tap set in a vanity drawer with LED mirror over, and panel bath with thermostatic drench shower plus additional shower attachment and glazed screen. Attractive, high gloss, neutral wall tiling, complementary floor tiles, white, ladder heated towel rail. Obscure, double glazed window, downlighting, extractor.

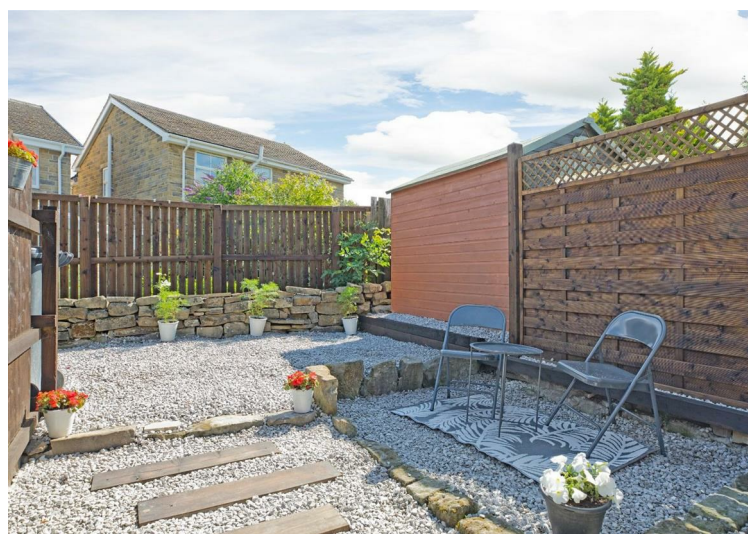
OUTSIDE

Garden


The property enjoys a delightful rear garden, mainly gravelled with low stone walling and ample room for flowering pots and outdoor furniture to enjoy alfresco dining and entertaining. Fencing maintains privacy.

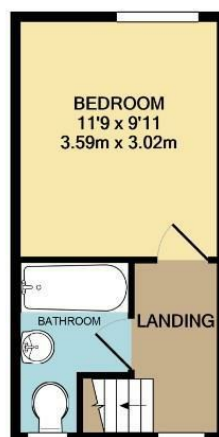
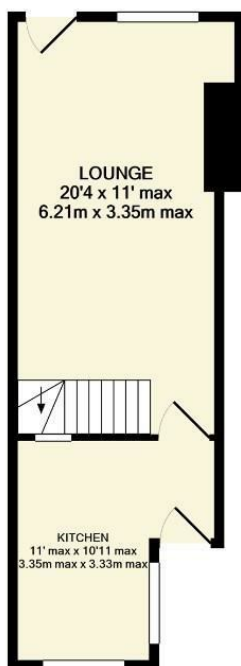
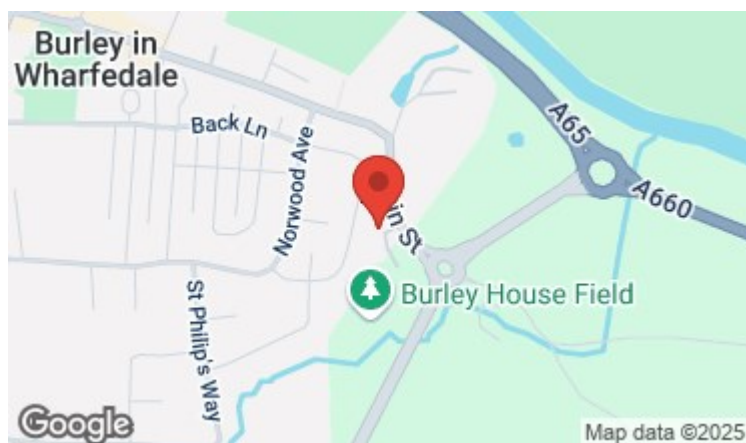
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.



- ***No Onward Chain***
- Recently Renovated Mid Terraced Property
- Beautifully Presented Throughout
- One Double Bedroom
- Immaculate Modern Kitchen With A Full Range Of Integrated Appliances
- Delightful Rear Garden
- Retaining Character Features
- Walking Distance To Village Amenities
- Close To Excellent Schools And Train Station
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		90
(69-80) C	70	
(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 	



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TOTAL APPROX. FLOOR AREA 501 SQ.FT. (46.5 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.