

Harrison Robinson

Estate Agents



6 North Parade, Burley in Wharfedale, LS29 7JR

£295,000

 2  1  1  D



6 North Parade, Burley in Wharfedale, LS29 7JR

£295,000



GROUND FLOOR

Sitting Room

13'1" x 11'9" (4.00 x 3.60)

A smart composite door with transom light opens into a charming "cottage style" sitting room, with a cast iron, multi-fuel stove is set into the chimney breast standing on a Yorkshire stone hearth - just the ticket to cosy up in front of on a cold night, complemented by attractive, solid, Canadian walnut flooring, exposed beams and fitted cupboard to one alcove. A double-glazed window with plantation shutters to the front elevation allows natural light. A stripped pine, half-glazed door opens into the central hallway, leading past the carpeted stairs into:

Dining Kitchen

13'1" x 10'2" (4.00 x 3.10)

A spacious dining kitchen, fitted with a smart range of cream gloss wall and base units with complementary worksurfaces with stainless-steel edging and cream, high-gloss, brick effect, tiled splashbacks sets the tone. Appliances include AEG stainless-steel, double, electric oven with four ring gas hob over and stainless-steel extractor, washing machine, dishwasher and fridge. A white, ceramic sink with mixer tap sits under a double-glazed window and with a glazed rear door to the patio garden affords a charming vista and affords ample natural light to this bright and spacious room. Unlike many similar properties, there is ample space for a generously sized dining table and one can imagine many happy times spent here entertaining friends and family. The kitchen benefits from a continuation of the Canadian walnut flooring and smart, dark grey, ceramic tiling below the units. Access and stairs down to:

Cellar

13'9" x 12'9" (4.20 x 3.90)

This is a most useful space with fitted storage. A small window affords natural light. This is a great space to keep all the family paraphernalia. Bikes can be brought through the ginnel and into the kitchen for access into the cellar.

FIRST FLOOR

Landing

Stairs lead up from the hallway to the first floor landing area with loft hatch access and pull-down, loft ladder to a boarded-out loft creating further storage space. Doors from here open into two bedrooms and the beautiful house bathroom.

Bedroom One

12'1" x 10'9" (3.70 x 3.30)

A charming, double bedroom with uPVC double-glazed window with plantation shutters to the front elevation allowing natural light to flood in and affording long distance Wharfe Valley views. Radiator and carpeted flooring.

Bedroom Two

11'5" x 7'6" (3.50 x 2.30)

A bright and spacious, double room to the rear of the property with uPVC double-glazed window overlooking the garden, radiator and carpeted flooring.

Bathroom

A stylish, traditional style four-piece bathroom, a truly special oasis of light and calm, fitted with a delightful, free-standing, claw-foot bath with mixer tap and hand shower over, just the place to lie back and relax after a hard day at work. There is a spacious, walk in shower with thermostatic drench shower plus additional attachment, attractive wall tiling and curved, glazed doors. Pedestal washbasin, traditional style, high-level w/c and traditional style towel radiator. Downlighting, ceramic tiling and double-glazed window with obscure glazing and plantation shutters.

Loft Space

A most useful addition to this home, accessed via a stainless-steel, folding, pull down ladder, creating a further good storage area.

OUTSIDE

Garden


To the rear of the property there is an easy to maintain, good-sized, walled, cottage garden, which is paved with charming flags, an absolute sun-trap which gets the sun until late afternoon and is therefore an ideal spot for relaxing or al fresco entertaining. There is a small circular lawned area and ample space for flowering pots, smart fencing maintains privacy. This is a tremendous outdoor space rarely found with terraced properties. There is access to the rear of the property, via a ginnel that runs down between the neighbour's property, which is gated at both the street and garden end.

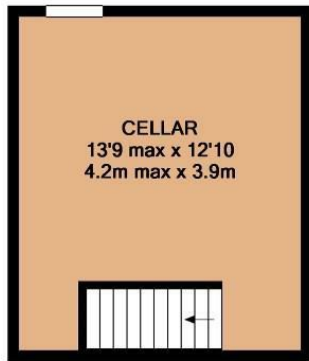
UTILITIES AND SERVICES

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

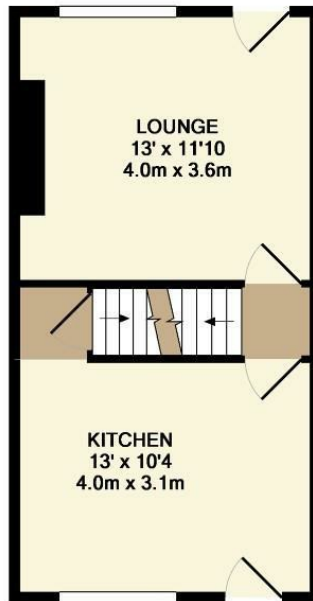


- Beautifully Presented Two Bedroom Terraced Cottage
- Sitting Room With Log Burning Stove
- Contemporary Dining Kitchen
- Stunning Four-Piece Traditional Style Bathroom
- Useful Cellar Area
- Spacious Rear Garden
- Close To Village Centre
- Walking Distance To Excellent Schools And Train Station
- Council Tax Band B

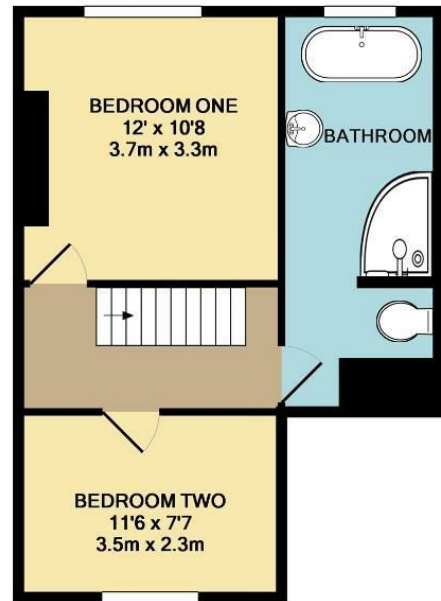
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



BASEMENT LEVEL
APPROX. FLOOR
AREA 191 SQ.FT.
(17.8 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 326 SQ.FT.
(30.3 SQ.M.)



FIRST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 911 SQ.FT. (84.6 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 firms employment has the authority to make or give any representation or warranty in respect of the property.