



Price Guide £299,950

12A Aireville Terrace, Burley in Wharfedale, LS29 7JY

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Estate Agents

Harrison  
Robinson

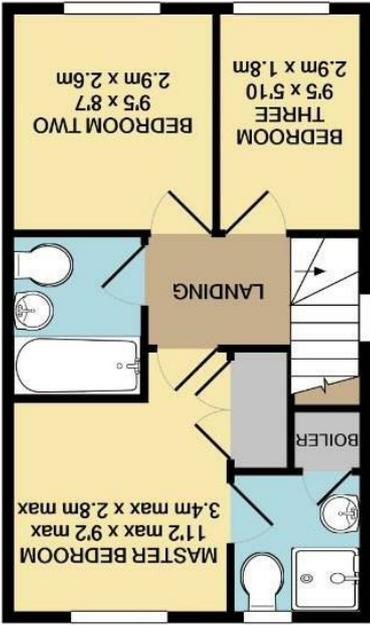
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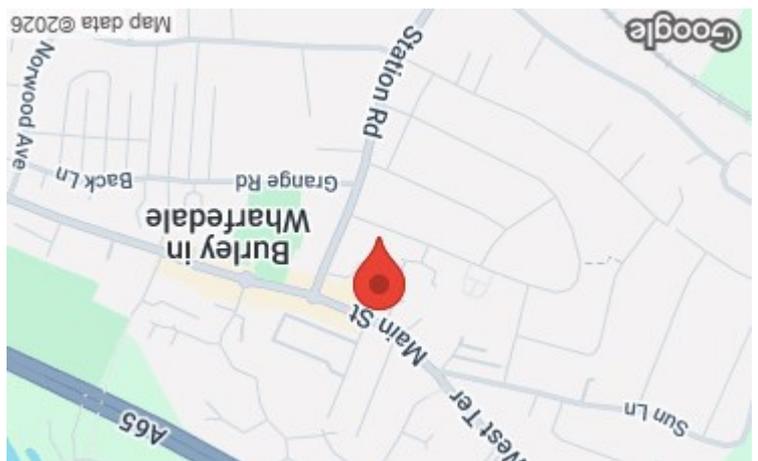
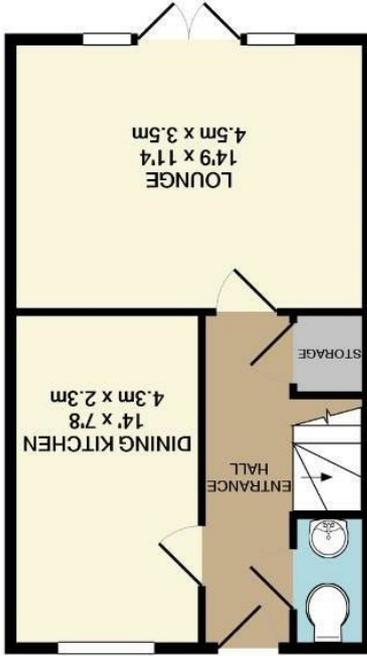
TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 749 SQ.FT. (69.6 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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



FIRST FLOOR  
 APPROX. FLOOR  
 AREA 374 SQ.FT.  
 (34.8 SQ.M.)



GROUND FLOOR  
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 AREA 374 SQ.FT.  
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# 12A Aireville Terrace, Burley in Wharfedale, LS29 7JY

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### GROUND FLOOR

#### Entrance Hall

An entrance door with glazed panes and transom light opens into the entrance hall where doors open into the lounge, breakfast kitchen and cloakroom / W.C. A carpeted staircase leads to the first floor of the property. Laminate flooring, radiator, useful understairs cupboard providing storage.

#### Dining Kitchen

14'1" x 7'6" (4.3 x 2.3)

Fitted with a range of cream cabinetry with stainless steel handles, wood effect worksurfaces and tiled splashbacks. Appliances include fridge/freezer, dishwasher and electric oven with gas hob and extractor over. Space and plumbing for a washing machine or dishwasher. A one and half bowl stainless steel sink and drainer with chrome mixer tap sits beneath a double glazed window to the front elevation. Recessed ceiling lights, radiator, tiled flooring. There is space for a dining table.

#### Lounge

14'9" x 11'5" (4.5 x 3.5)

A good sized room to the rear of the house with uPVC, double glazed patio doors with side windows leading out to the garden. Laminate flooring, two radiators.

#### Cloakroom / W.C

With low level W.C. and handbasin with chrome mixer tap. Continuation of the laminate flooring, radiator.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with white, timber balustrading leads to the first floor of the property, where doors open into three bedrooms and the house bathroom. A window to the side elevation allows natural light.

#### Master Bedroom

11'1" x 9'2" (3.4 x 2.8)

A double bedroom to the front of the house with carpeted flooring, double glazed window, wall shelving, recessed wardrobe and radiator. Door into:

#### En Suite

Fitted with a low level W.C., pedestal handbasin with chrome mixer tap with tiled splashback and shower cubicle with

thermostatic shower and folding, glazed screen. Vinyl flooring, obscure glazed window, cupboard housing the gas central heating boiler.

#### Bedroom Two

9'6" x 8'6" (2.9 x 2.6)

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

#### Bedroom Three

9'6" x 5'10" (2.9 x 1.8)

A single bedroom to the rear with double glazed window, carpeted flooring and radiator.

#### Bathroom

A three-piece bathroom with low level W.C., pedestal handbasin with chrome mixer tap and panel bath with shower and white wall tiling. Vinyl flooring, heated towel rail.

### OUTSIDE

#### Garden

The house enjoys a level, lawned, rear garden with two patio areas, ideal for outdoor furniture, al fresco dining and entertaining. Fencing and hedging maintain privacy, a paved pathway leads to the rear giving access to the driveway and garage, whilst a further path leads round the side of the property, via a timber gate, to the front. Timber shed providing storage.

#### Garage

A single garage to the rear of the house with up and over door providing additional parking and excellent storage.

#### Driveway Parking

A tarmac driveway in front of the garage provides off road parking for one vehicle.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. Ultrafast Fibre Broadband is shown to be available to this property.

Broadband speeds and mobile 'phone coverage can be checked on the Mobile and Broadband Checker Ofcom website.



- \*\*\*No Onward Chain\*\*\*
- Modern Three Bedroom End Terraced House
- Rear Lawned Garden, Parking And Garage
- Breakfast Kitchen
- Lounge With Patio Doors To Garden
- En Suite To Bedroom One
- Convenient Central Village Location
- Walking Distance To Excellent Primary Schools
- A Short Stroll To Train Station
- Council Tax Band C

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>88</b>
(69-80) <b>C</b>	<b>74</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	