

# Harrison Robinson

Estate Agents



**36 Long Meadows, Burley in Wharfedale, LS29 7RX**  
**Guide Price £575,000**

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# 36 Long Meadows, Burley in Wharfedale, LS29 7RX

## Guide Price £575,000



### GROUND FLOOR

#### Entrance Hall

A smart, composite entrance door with double glazed side windows with integrated blinds opens into a welcoming entrance hall with LVT flooring, radiator and doors opening into the lounge and snug. A carpeted staircase from here leads to the first floor landing.

#### Lounge

13'5" x 13'1" (4.1 x 4.0)

A beautifully presented lounge with newly carpeted flooring, double glazed windows with attractive plantation shutters and beautiful stone fireplace housing a log effect gas fire. Radiator, feature wallpaper to one wall, useful understairs storage cupboard. Open to:

#### Dining Room

9'2" x 8'2" (2.8 x 2.5)

A very well presented dining area with continuation of the carpeted flooring, radiator and double glazed patio doors leading out to the attractive rear garden.

#### Breakfast Kitchen

12'1" x 9'2" (3.7 x 2.8)

Immaculately presented with a range of grey and cream Shaker style cabinetry with stainless steel doorknobs, granite work surfaces and upstands and a range of integrated appliances including fridge freezer and range cooker with five ring gas hob with black extractor hood over. There is a handy peninsula unit with storage providing seating, LVT flooring, grey, vertical, contemporary style radiator, recessed ceiling lights. A one and a half bowl inset sink with chrome mixer tap sits beneath a double glazed window overlooking the rear garden. Door into:

#### Utility Room

10'9" x 7'10" (3.3 x 2.4)

Well appointed with a range of cream, Shaker style cabinetry with stainless steel doorknobs providing excellent storage and space and plumbing for a washing machine, tumble dryer and dishwasher beneath a complementary worksurface with upstands. Continuation of the LVT flooring, radiator, recessed ceiling lights. Door into cloakroom/W.C. A half obscure glazed uPVC door leads out to the side of the property giving access to the garden and external store. A further door opens to the snug.

#### TV / Family Room

11'5" x 7'10" (3.5 x 2.4)

A most useful, second reception room, arranged as a snug, with carpeted flooring, radiator and three Veluxes with electric blinds allowing a good amount of natural light. Recessed spotlights, double glazed windows with attractive plantation shutters.

#### Cloakroom / W.C.

Beautifully presented with low-level W.C. with concealed cistern and handbasin with chrome mixer tap set in a vanity cupboard. Attractive metro tiling to splashback, obscure double glazed window to rear, chrome, ladder style, heated towel rail, continuation of the LVT flooring.

### FIRST FLOOR

#### Landing

A carpeted staircase with handrail and timber balustrading to the landing area leads to the first floor of the property where doors open into four bedrooms, the house bathroom and a useful cupboard with shelving. A hatch with fitted, pulldown ladder gives access to the fully boarded loft area with lighting.

#### Master Bedroom

11'5" x 10'5" (3.5 x 3.2)

A lovely double bedroom to the front of the property with carpeted flooring, radiator and double glazed windows with plantation shutters enjoying glimpses of the moor in the distance. Door into:

#### En Suite Shower Room

A beautiful, three-piece ensuite shower room with low-level W.C., handbasin with chrome mixer tap set in vanity drawers and shower cubicle with thermostatic, drench shower plus additional attachment, glazed door and neutral wall tiling. Complementary LVT flooring, extractor, obscure double glazed window with plantation shutters.

#### Bedroom Two

10'9" x 9'10" (3.3 x 3)

A double bedroom to the rear of the house with carpeted flooring, radiator and double glazed window overlooking the rear garden enjoying some lovely, long-distance views. Currently arranged as a dressing room with vanity table, cupboards and shelving unit and recently added, floor to ceiling fitted wardrobes this could easily be rearranged to give a double bedroom, if needed.

#### Bedroom Three

10'9" x 8'2" (3.3 x 2.5)

A third, dual aspect, double bedroom to the front of the property with carpeted flooring, radiator and double glazed window with plantation shutters, again, enjoying far reaching views. Useful storage cupboard, floor to ceiling fitted wardrobes.

#### Bedroom Four

8'10" x 8'10" (2.7 x 2.7)

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

#### Bathroom

A beautiful, four-piece house bathroom with low-level W.C. with concealed cistern, two handbasins with central, chrome mixer taps set in Shaker style cabinetry providing excellent storage with large, LED wall mirror and tiled bath with thermostatic, drench shower plus additional shower attachment, folding, glazed screen and stone effect wall tiles. Chrome, ladder style, heated towel rail, extractor, recessed spotlights. Obscure, double glazed window to rear, LVT flooring.

### OUTSIDE

#### Garden

The property enjoys a delightful, good sized, level rear garden with four, stone paved patio areas, ideal for alfresco dining and relaxing, and three, attractive, raised beds with a variety of mature shrubs and planting. The current owners have added smart fencing with outdoor lighting to maintain privacy. Outside tap, three double electric sockets. There is a useful storage shed to the side of the property with a timber door leading to the front.

#### Driveway Parking

A very smart, cobble effect, double driveway providing side by side parking for two cars.

### UTILITIES AND SERVICES

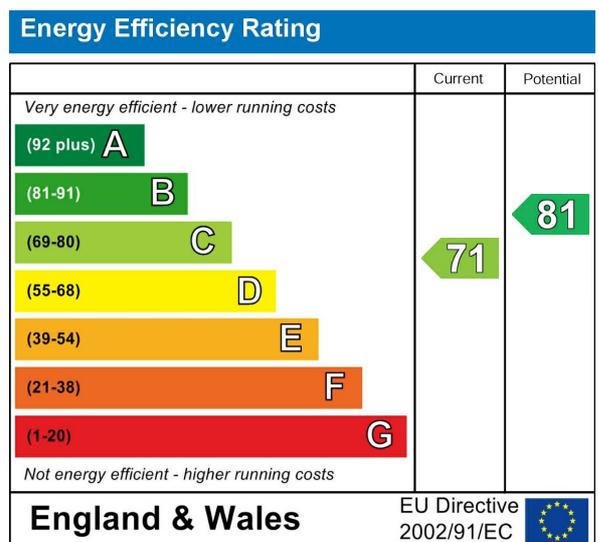
The property benefits from mains gas, electricity and drainage.

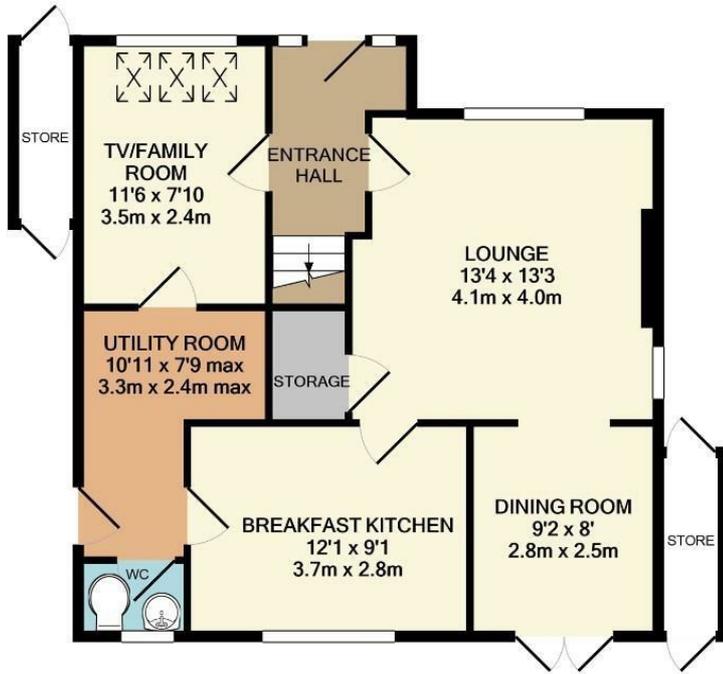
There is Ultrafast Fibre Broadband shown to be available to this property.

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

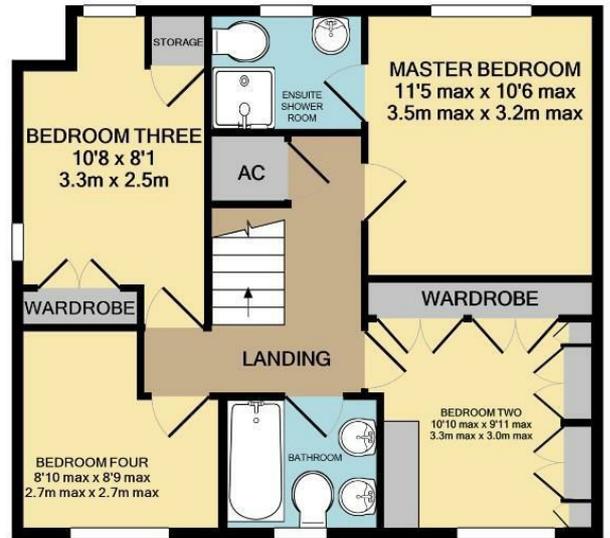


- Immaculate Four Bedroom Link Detached House
- Beautiful Presentation Throughout
- Comfortable Lounge Open To Dining Room
- Immaculate Breakfast Kitchen
- Well Appointed Utility Room
- Master Bedroom With Recently Fitted En Suite
- Landscaped Rear Garden
- Smart Double Driveway
- Brand New Roof
- Council Tax Band E





GROUND FLOOR  
APPROX. FLOOR  
AREA 599 SQ.FT.  
(55.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 552 SQ.FT.  
(51.3 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING STORE 1151 SQ.FT. (106.9 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



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