

# Harrison Robinson

Estate Agents



**7 North Parade, Burley in Wharfedale, LS29 7JR**

**Guide Price £295,000**



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### GROUND FLOOR

#### Lounge

13'6" x 9'5" (4.13 x 2.89)

A lounge to the front of the property with newly installed, composite entrance door with attractive, stained glass pane and transom light. Double glazed window to the front elevation, fireplace with painted timber surround. Laminate flooring, fitted shelving to alcoves.

#### Dining Kitchen

13'6" x 13'3" (4.12 x 4.04)

A half glazed, uPVC door opens into a spacious, recently fitted dining kitchen to the rear elevation. Fitted with a range of soft beige cabinetry with stainless steel handles, wood effect, laminate worksurfaces and metro tiling to splashbacks. Appliances include electric oven, four ring electric hob with extractor over and space and plumbing for a fridge freezer, dishwasher and washing machine. Belfast style sink with traditional style mixer tap beneath a large double glazed window overlooking the garden. Recessed ceiling lights, pendant lights, ample space for a family dining table. Laminate flooring, radiator.

### LOWER GROUND FLOOR

#### Cellar

13'6" x 9'6" (4.13 x 2.90)

A glazed door opens onto stone steps with handrail leading down to a good sized cellar. With stone flagged flooring, fitted workbench, shelving and lighting. This space provides useful and generous storage.

### FIRST FLOOR

#### Landing

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

#### Bedroom One

13'5" x 9'4" (4.11 x 2.87)

A good sized double room to the front of the house with double glazed window, carpeted flooring, beautiful feature wallpaper and radiator.

#### Bedroom Two

13'3" x 8'7" (4.04 x 2.64)

A second double bedroom to the rear of the property overlooking the garden and with glimpses of hills in the distance. Newly carpeted flooring, radiator. Stairs lead up to an occasional bedroom/attic room.

#### Bathroom

A three-piece, modern bathroom with low level w/c, pedestal handbasin with traditional style mixer tap and panel bath with chrome taps, thermostatic shower and glazed screen. Obscure, double glazed window to rear elevation, metro tiling to walls, laminate flooring, radiator. Cupboard housing the gas central heating boiler and providing storage.

### SECOND FLOOR

#### Attic Room / Occasional Bedroom

18'5" x 13'6" (5.62 x 4.13)

A return staircase with wooden bannister leads from bedroom two up to a most useful attic room with carpeted flooring, Velux affording beautiful views across the valley and radiator. This could be used for storage, as a hobby room or as an occasional guest bedroom.

### OUTSIDE

#### Garden

The property benefits from a lovely, level, well stocked, west facing, lawned garden with a stone built store at the bottom. Stone walling and newly erected fencing maintain privacy. This is a lovely quiet spot to sit and enjoy the sunshine with a morning coffee or glass of your favourite tippie in the evening.


### UTILITIES AND SERVICES

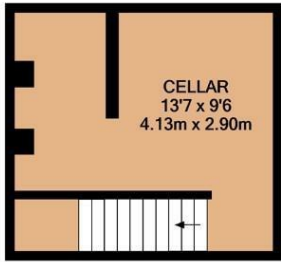
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to this property.

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

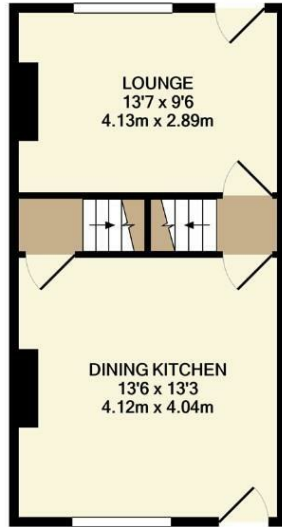


- Two Bedroom Mid Terraced House With Loft Room
- West Facing Lawned Garden
- Spacious Recently Fitted Dining Kitchen
- Delightful Lounge
- Newly Installed Modern Bathroom
- Well Presented Throughout
- Walking Distance To Train Station
- Close To Village Amenities And Excellent Schools
- Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



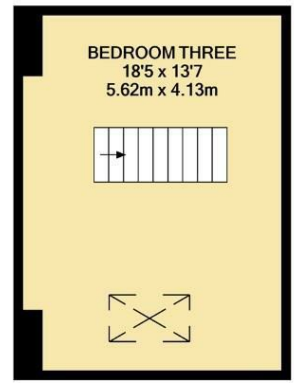
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 163 SQ.FT.  
(15.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 376 SQ.FT.  
(34.9 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 343 SQ.FT.  
(31.8 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 242 SQ.FT.  
(22.5 SQ.M.)



TOTAL APPROX. FLOOR AREA 1123 SQ.FT. (104.3 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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