

Harrison Robinson

Estate Agents



33 Far Mead Croft, Burley in Wharfedale, LS29 7RR

£465,000



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GROUND FLOOR

Entrance Hall

A smart composite door with three glazed panels opens into a bright and welcoming entrance hallway, a great spot to greet friends and family. A large window to the front allows the light to flood in and affords a pleasant open aspect. Laminate flooring, radiator and space to hang coats. A carpeted staircase leads to the first floor.

Lounge

13'3" x 10'5" (4.04 x 3.20)

A multi-paned door from the entrance hallway leads into a spacious lounge to the front of the property with large double-glazed window affording a pleasant aspect, carpeted flooring, radiator and TV point. There is ample room for comfortable furniture. A second multi-paned door leads into the dining kitchen allowing plenty of natural light to flow through.

Dining Kitchen

21'2" x 10'11" (6.47 x 3.33)

The heart of this wonderful family home is this spacious dining kitchen fitted with a range of Shaker style base and wall units with chrome handles, complementary laminate work surfaces and white tiling to the splashback with attractive, mosaic accent tiling. Integrated appliances include a stainless-steel double electric oven, a stainless-steel microwave, a stainless-steel, five ring gas hob with stainless steel chimney hood and extractor over and a Bosch dishwasher. Space and plumbing for a washing machine and space for a tumble drier and a fridge freezer. A stainless-steel one and a half bowl sink with chrome mixer tap sits beneath a large, double glazed window overlooking the lovely, rear garden. Laminate flooring, under unit lighting and radiator. A cupboard houses the central heating boiler. There is ample room for a family dining table making this a very sociable space. A half-glazed timber door with obscure glazing provides access out to the side of the property.

Garden Room

12'3" x 7'3" (3.74 x 2.22)

Multi-paned UPVC double glazed French doors open into a lovely, light and airy garden room with double-glazed windows and patio doors leading out to the delightful, level garden. Laminate flooring and radiator. This is a lovely spot to sit and enjoy the aspect over the garden.

Cloakroom/ W.C.

With low-level w/c and vanity wash handbasin with chrome monobloc tap and tiled splashback. Continuation of the laminate flooring, radiator and obscure, double-glazed window.

Multi-Functional Space

16'0" x 7'8" (4.88 x 2.36)

A great-sized space with a double-glazed window overlooking the driveway and front garden with the potential for a multitude of different uses. Radiator, carpeting and under stairs storage cupboard.

FIRST FLOOR

Landing

A good-sized, carpeted landing leading into the three bedrooms and the house bathroom. Loft hatch with pull down ladder providing access to the part-boarded loft with light. A cupboard houses the hot water tank whilst affording storage for linen and towels.

Master Bedroom

12'9" x 8'1" (3.90 x 2.47)

A lovely, double bedroom to the rear of the property - a haven of peace and calm with double-glazed window enjoying a wonderful aspect over the rear garden. Carpeted flooring, TV point and radiator. Door into:

En Suite Shower Room

Fitted with a smart, modern suite consisting of a low-level w/c, a vanity wash hand basin with chrome mixer tap and a shower cubicle with mains shower, separate hand held shower attachment and glazed door. Neutral wall tiling with attractive motif accent tile, complementary floor tiling, extractor fan and downlighting. Chrome, ladder, towel radiator and useful storage cupboard matching the cupboards of the vanity unit. A double-glazed window with obscure glazing allows for ample natural light.

Bedroom Two

13'1" x 8'9" (4.01 x 2.67)

A second great-sized, double bedroom, this time to the front of the property with two double-glazed windows, carpeted flooring and radiator. Tall, fitted, mirrored wardrobes and a spacious built-in cupboard afford a good level of storage.

Bedroom Three

9'7" x 7'8" (2.94 x 2.35)

A third good-sized bedroom to the rear of the property with double-glazed window overlooking the garden, carpeted flooring and radiator.

Bathroom

A lovely, well presented house bathroom with low-level w/c, a vanity wash hand basin with chrome mixer tap and panel bath with chrome mixer taps and mains shower over with glazed screen. Neutral wall tiling with attractive, motif accent tiling and coordinating ceramic floor tiling. Downlighting, chrome, ladder style radiator and a double glazed window with opaque glazing allows for ample natural light.

OUTSIDE

Gardens

The property is well set back from the road and the front garden has been principally laid to block paving to provide ample parking whilst a low-maintenance gravelled area provides space for some colourful garden plant pots. To the rear there is a delightful, level garden principally laid to lawn and benefitting from several patio areas ideal for alfresco dining. Smart fencing maintains privacy and several raised beds offer some established planting. A paved path leads around the side of the property. We understand that the rear garden enjoys the sun for the majority of the day and is a fabulous environment in which children can play and the grown ups can relax.

Driveway & Parking

A wide, block paved driveway provides parking for several vehicles.

UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.


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

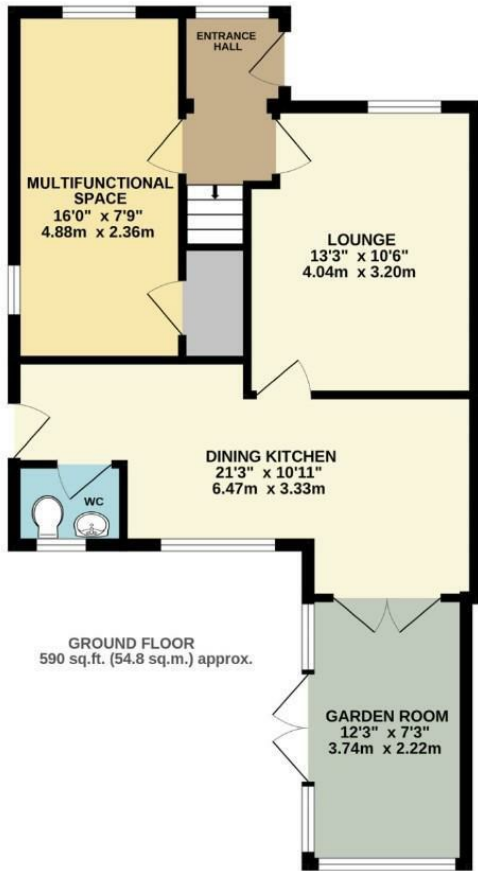
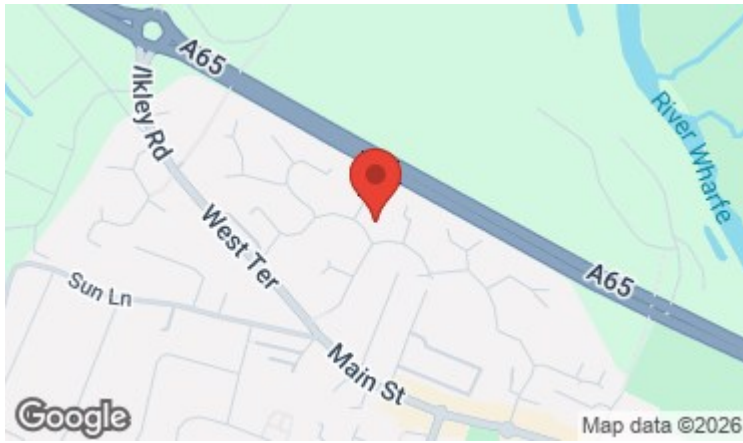
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.

Tel: 01943 968 086



- Three Bedroom Link Detached Family Home
- Spacious Dining Kitchen
- Two Further Reception Rooms
- En Suite To Master Bedroom
- Very Well Presented Throughout
- Great-Sized Sunny Level Garden
- Driveway Parking For Two Vehicles
- Walking Distance to Excellent Schools And Train Station
- Close To Village Amenities
- Council Tax Band E

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



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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