

Harrison Robinson

Estate Agents



2a Fenton Street, Burley in Wharfedale, LS29 7EX

Guide Price £415,000



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GROUND FLOOR

Entrance Hall

A part glazed, timber entrance door opens to a small hall, where a door opens into the spacious living dining kitchen and a staircase leads to the first floor of the property.

Living Dining Kitchen

23'7" x 16'4" (7.2 x 5)

The real hub of this delightful home is the large, open plan living dining kitchen enjoying a good amount of natural light courtesy of the large double glazed windows to the front and side elevations. Floorboards, original shop front windows and beautiful, original shop counter with handy shelving are all truly charming features of this room adding to the character feel. The kitchen is fitted with a range of wooden fronted units and a range of integrated appliances including fridge freezer, electric oven, microwave, dishwasher and induction hob with extractor over. Black inset sink with boiling water mixer tap, There is ample space for a family dining table and comfortable furniture. Two radiators, wall panelling, a door opens to the steps leading down to the lower ground floor, a pocket door opens to the utility room to the rear.

Utility Room

15'5" x 5'10" (4.7 x 1.8)

A most useful space with space and plumbing for a washing machine, fitted units and wall shelving, stainless steel sink with hose style mixer tap and space for hanging coats and storing shoes and boots. A glazed door leads out to the lovely rear garden with a door opening to the cloakroom/W.C. Exposed brickwork to one wall, attractive floor tiling.

Cloakroom / W.C.

With low level W.C. with concealed cistern and circular handbasin with chrome mixer tap. Patterned, tiled flooring, extractor, cupboard housing the gas central heating boiler.

LOWER GROUND FLOOR

Cellar Rooms

16'8" x 12'5" & 16'8" x 11'1" (5.1 x 3.8 & 5.1 x 3.4)

Stone steps lead down to the lower ground floor where one finds two, good sized rooms which could be developed further to create additional living space, if desired. The owners have had quotes for work, which can be shared with interested parties.

FIRST FLOOR

Landing

A staircase from the hall leads to the first floor landing, where one finds doors opening into two bedrooms and the delightful, recently installed, four-piece house bathroom. A further door opens to a staircase leading to the newly converted, second floor double bedroom. Fitted shelving, carpeted flooring, radiator, recessed ceiling lights.

Bedroom One

14'1" x 9'10" (4.3 x 3)

A beautifully presented, dual aspect double bedroom with carpeted flooring, radiator, wall panelling to half height, recessed ceiling lights and exposed beam. Handy dressing area to one corner, windows affording a good amount of natural light.

Bedroom Three

8'10" x 7'10" (2.7 x 2.4)

A spacious single bedroom to the rear of the house with carpeted flooring, radiator, tall, double glazed window and fitted cupboards.

Bathroom

Wow, a fabulous, four-piece house bathroom with low level W.C. with concealed cistern, large handbasin set in a vanity unit with gold coloured mixer tap and deep-fill bath with gold coloured, wall mounted mixer tap and shower attachment. Large shower cubicle with gold coloured drench shower plus additional shower attachment, neutral wall tiling and glazed screen. Complementary, wood effect floor tiles with underfloor heating, black, ladder style heated towel rail, wall and ceiling lights and double glazed window to rear of the property.

SECOND FLOOR

Bedroom Two

15'5" x 8'10" (4.7 x 2.7)

Converted by the current owners, a staircase from the landing leads to a lovely, double bedroom with carpeted flooring with underfloor heating, two Veluxes, wall panelling to half height on one wall and plenty of useful, under eaves storage.

OUTSIDE

Gardens

The house benefits from two, delightful gardens to both front and rear with the rear garden being a good size with two, paved patio areas, one having a pagoda, ideal for outdoor furniture, and gavelled areas for flowering pots. Smart fencing maintains privacy, a wooden gate leads to the rear access lane. To the front one finds a charming, paved fore garden with some mature shrubs, metal railings and low stone walling.

Parking

There is ample on street parking close to the property.

UTILITIES AND SERVICES


The property benefits from mains gas, electricity and drainage.

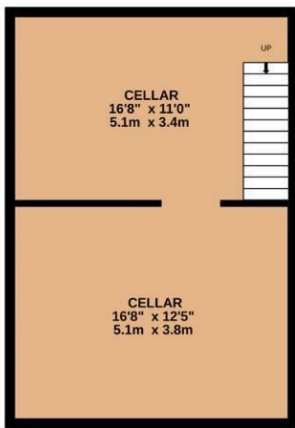
There is Ultrafast Fibre Broadband shown to be available to this property.

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



- Charming Recently Updated End Terraced Property
- Recently Converted Second Floor Creating A Third Bedroom
- Beautiful Open Plan Living Dining Kitchen
- Utility Room / Boot Room With Cloakroom / W.C.
- Stunning New Four-Piece House Bathroom
- Useful Cellar Rooms Which Could Be Developed
- Delightful Front And Rear Gardens
- Walking Distance To Village Amenities And Train Station
- Council Tax Band C

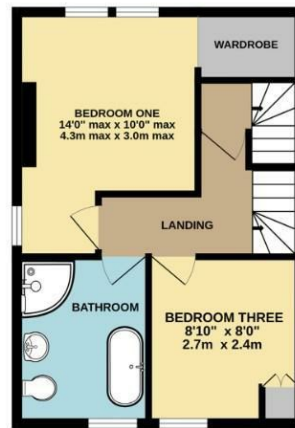
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



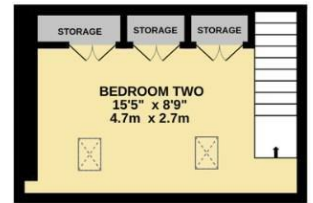
BASEMENT
382 sq.ft. (35.5 sq.m.) approx.



GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



FIRST FLOOR
378 sq.ft. (35.1 sq.m.) approx.



SECOND FLOOR
168 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.