

Harrison Robinson

Estate Agents



9 Albert Simmons Way, Burley in Wharfedale, LS29 7SL

£270,000

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GROUND FLOOR

Communal Entrance Hall

A smart, sturdy, timber entrance door opens into an attractive, communal entrance hall with charming, stone flagged floor and neutral decor. A door leads out at the other end of the communal hallway to the communal garden. The private entrance door to Number 9 is located very close to the communal entrance door.

Lounge / Dining Room

21'3" x 14'1" (6.5 x 4.3)

On entering the property through a private, sturdy, heavy, oak door you are greeted by a beautifully presented, light-filled, open-plan living and dining space. The layout is expertly zoned to balance everyday practicality with elegant design. The dining area provides a warm and sociable setting, with ample room for gatherings and an immaculate, neutral decorative scheme. To the other side of the dining area, a cosy lounge space offers plenty of room for comfortable furnishings, with three timber framed, double-glazed windows providing an enviable level of natural light. Newly carpeted to the lounge and dining areas with fitted doormat on entering, recessed spotlighting, two radiators, TV point and entry phone. A broad, carpeted return staircase with painted, timber, spindle balustrade leads to the first floor landing.

Kitchen

9'2" x 7'6" (2.8 x 2.3)

Adjacent to this, the beautiful, contemporary kitchen features deep blue cabinetry, complementary sleek light-toned Corian work surfaces and upstands, well-positioned task lighting, combining functionality with refined styling. High end Bosch integrated appliances include a fridge freezer, a slimline dishwasher, an eye level electric oven, induction hob with stainless-steel chimney hood and extractor over, together with an inset Franke one and a half bowl sink with Quooker tap. Integrated bin store and ample storage space incorporating a pull out larder cupboard. Light, wood effect flooring.

Study

6'10" x 6'6" (2.1 x 2.0)

Leading from the lounge, a half-glazed oak door opens into a useful study or reading room providing versatile additional space for a range of uses. A recessed cupboard and substantial under stairs storage area are accessed from this room, with a further door leading to the w/c. Carpeted flooring and downlighting.

W.C.

Neutrally decorated and fitted with a white low-level WC and matching pedestal wash basin with sleek chrome fittings and tiled splashback. Light wood-effect flooring, extractor fan and a practical wall-mounted towel rail.

FIRST FLOOR

Landing

The spacious landing is immaculately presented with luxurious carpeting, downlighting and a vaulted ceiling.

Bedroom One

12'1" x 12'1" (3.7 x 3.7)

A lovely, spacious, double bedroom with carpeted flooring, radiator and rooflight with fitted blind. Door to:

En Suite

A luxurious, beautifully appointed en-suite shower room fitted with a large, wet-room style shower enclosure with glazed screen, charming, fitted bench seat, tiled with attractive mosaic tiles. Drench style shower with separate hand held shower attachment and useful recessed shelving. A stylish vanity washbasin with chrome mixer tap, tiled splashback and storage drawers in gloss white and concealed cistern w/c. Cleverly designed mirrored recessed shelf. Chrome, ladder-style, heated towel rail, extractor fan, downlighting, shaver point and under floor heating. Fully tiled to the walls and floor in attractive, marble effect tiles.

Bedroom Two

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

A second good-sized, double bedroom with carpeted flooring, radiator and rooflight with fitted blind, allowing ample natural light. Loft hatch. Door to:

En Suite Shower Room

Yet another beautifully presented, contemporary shower room fitted with a glazed, fully tiled shower enclosure with electric shower, a pedestal wash basin with monobloc tap and tiled splashback and a low-level w/c. Wood effect flooring. Chrome, ladder, towel radiator, downlighting, extractor fan, fitted wall mirror and shaver point.

NOTES

We are advised by our vendor that the property is leasehold with the remainder of a 123 year 10 month lease from 4th February 2004 until 31st December 2127.

The service charge is £1,100 per annum including buildings insurance, external maintenance and gardening with a yearly ground rent of £150 paid in two instalments of £75.

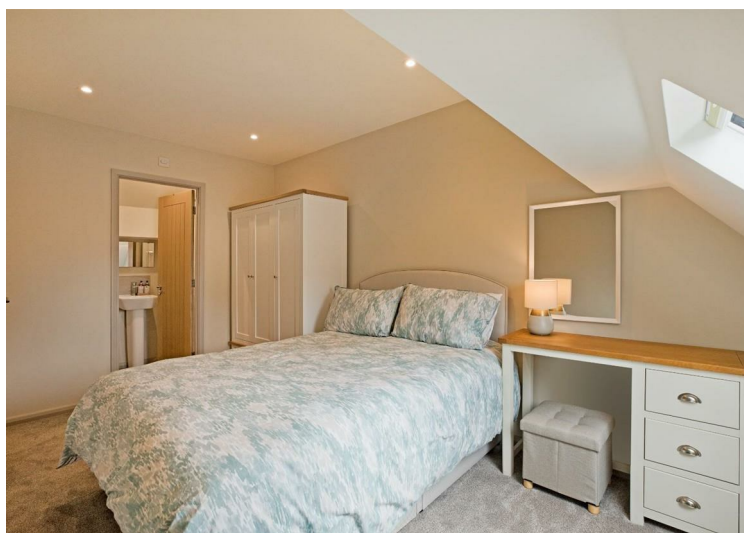
Pets are at the discretion of the management company.

UTILITIES & SERVICES

The property benefits from mains electricity and drainage.

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

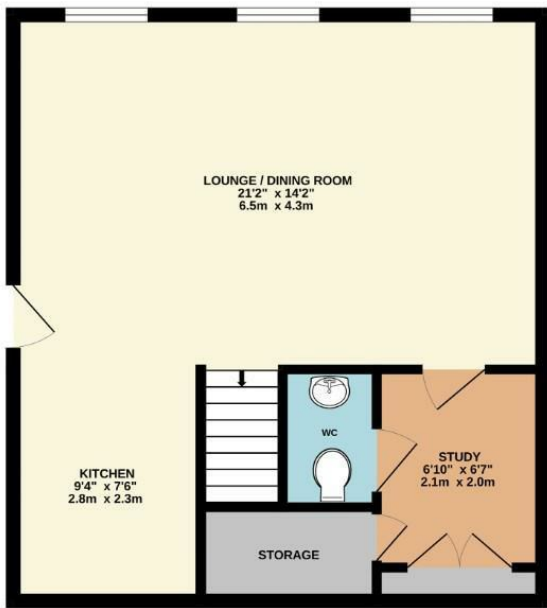
Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



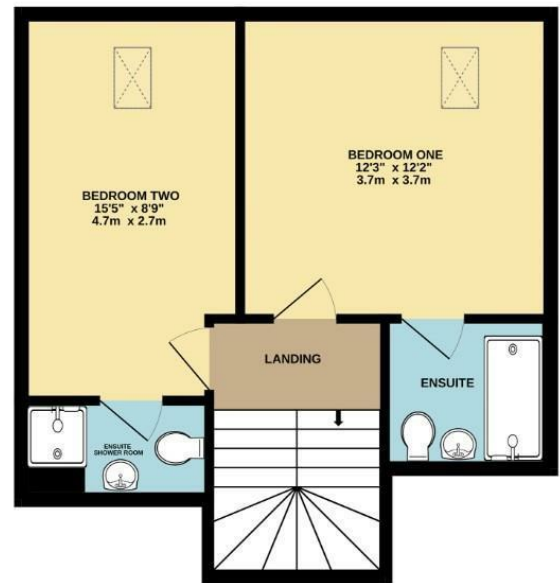
- * NO ONWARD CHAIN *
- Delightful Two Double Bedroom Property
- Recently Renovated Throughout To A High Specification
- Open Plan Kitchen Living/Dining Room & Separate Study
- En Suite To Each Bedroom
- Ground Floor WC
- Light And Airy Feel Throughout
- Use Of Communal Courtyard
- One Allocated Parking Space
- Council Tax Band C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		81
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR
496 sq.ft. (46.1 sq.m.) approx.



FIRST FLOOR
422 sq.ft. (39.2 sq.m.) approx.

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TOTAL FLOOR AREA : 918 sq.ft. (85.3 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.