

Harrison Robinson

Estate Agents



6 Gritstone Close, Burley in Wharfedale, LS29 7SZ

Guide Price £420,000

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GROUND FLOOR

Entrance Porch

A smart composite entrance door opens into a small porch with a further door opening into the lounge.

Lounge

15'1" x 13'5" (4.6 x 4.1)

A comfortable lounge to the front elevation with solid wood flooring, double glazed window and two radiators. Deep, understairs storage cupboard, ample space for comfortable furniture. A carpeted staircase with white, timber balustrading leads to the first floor landing, door into:

Dining Kitchen

17'8" x 13'5" (5.4 x 4.1)

A spacious, well presented room with double glazed, French doors with tall side windows leading out to the south facing garden and with room for a family dining table and sofa. The kitchen is fitted with sage, Shaker style cabinetry with granite worksurfaces and upstands and a range of appliances including electric oven, gas hob with extractor over, fridge freezer and dishwasher. One and an half bowl sink with mixer tap, tiled flooring, contemporary styled radiator. Two Veluxes allow further natural light. This is a most sociable room, ideal for entertaining. Door into:

Utility Room

With space and plumbing for a washing machine and tumble dryer. Door into:

Cloakroom / W.C.

With low level W.C. and pedestal handbasin with chrome taps and white metro tiling to splashback. Complementary floor tiles, obscure double glazed window.

FIRST FLOOR

Landing

A carpeted staircase with painted, timber balustrading leads to the first floor landing, where doors open into two bedrooms and the house bathroom. A further staircase leads to the second floor of the property.

Bedroom Two

13'5" x 8'10" (4.1 x 2.7)

A lovely double bedroom to the front of the house with fitted wardrobes, carpeted flooring, two double glazed windows and radiator.

Bedroom Three

9'10" x 6'10" (3 x 2.1)

A second double bedroom to this floor with carpeted flooring, radiator and double glazed window to rear.

Bathroom

With low level W.C., pedestal handbasin with chrome taps and bath with tiled side and telephone style shower attachment. Neutral wall tiling, obscure double glazed window.

SECOND FLOOR

Landing

A carpeted staircase leads to the second floor of the house where a small landing area gives access to the master bedroom and en suite shower room,

Master Bedroom

25'3" x 13'5" (7.7 x 4.1)

A spacious double bedroom with carpeted flooring, radiator and double glazed window and Velux to the front of the property. A further window to the rear allows additional natural light to the dressing area which benefits from fitted wardrobes and laminate flooring. Recessed cupboard. Hatch to a part boarded loft area housing the gas central heating boiler.

En Suite Shower Room

Well presented with low level W.C. with concealed cistern, two handbasins with central mixer taps set in vanity drawers and shower cubicle with tiled walls and glazed door. Complementary floor tiles, obscure double glazed window to rear.

OUTSIDE

Garden

The property enjoys a south facing garden with decking and level lawn bound by smart fencing. With space for outdoor furniture this is a lovely area in which to relax and enjoy the peace and quiet.

Driveway Parking

The house benefits from an off road parking space for one vehicle.

Garage

16'4" x 8'2" (5 x 2.5)

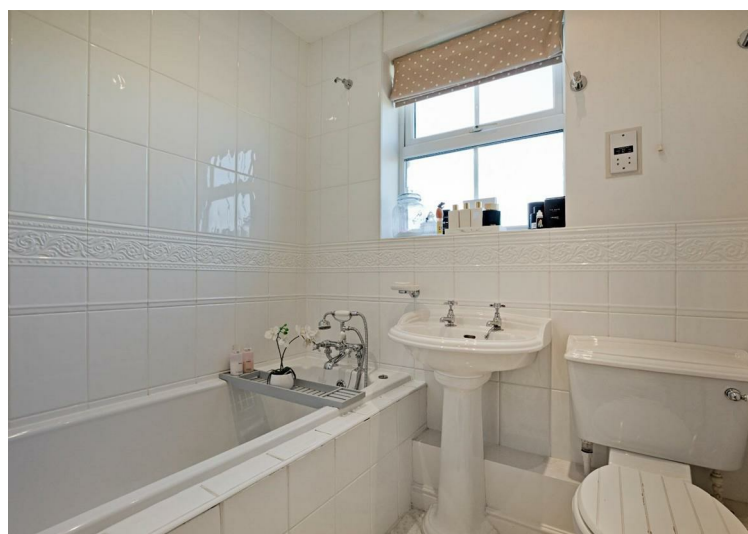
A single garage opposite the house with up and over door providing storage and parking,

NOTES

Please note there is an annual maintenance charge of £162 for the upkeep and maintenance of the communal areas in the development.

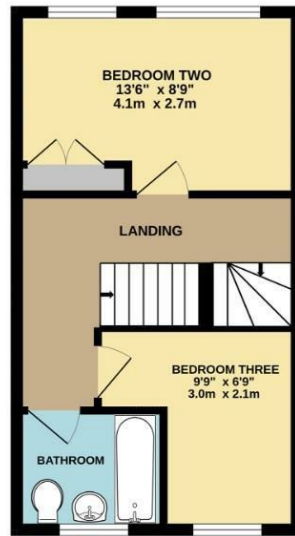
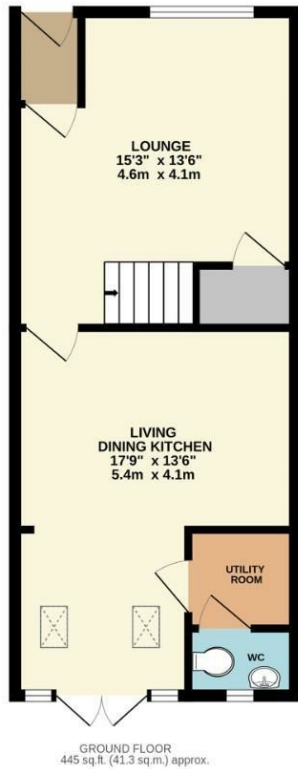
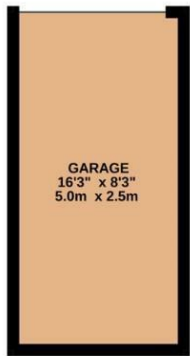
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile phone coverage.



- Three Bedroom Mid Townhouse
- Dining Kitchen With French Doors To Garden
- Downstairs Cloakroom / W.C. And Utility Room
- Principal Bedroom With Dressing Area And En Suite Shower Room
- South Facing Garden
- Garage And Driveway Parking
- Well Presented Throughout
- Walking Distance To Village Amenities And Excellent Schools
- Close To Lovely Countryside Walks
- Council Tax Band D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	88
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1118 SQ.FT. (103.9 SQ.M.)
 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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