Harrison Robinson

Estate Agents



7 Norwood Close, Burley in Wharfedale, LS29 7EQ

Guide Price £398,000

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GROUND FLOOR

Entrance Hall
A smart entrance door opens into a welcoming entrance hall with a glazed door leading into the lounge and a carpeted staircase with white wooden balustrading giving access to the first floor landing.. Practical floor matting continuing with attractive, parquet style LVT flooring. Space for hanging coats and storing shoes.

Lounge
14'7" x 10'9" (4.5m x 3.3m)
Bright and inviting, the lounge features a large window to the front elevation that floods the room with natural light. Ample room for comfortable furniture, traditional style radiator, continuation of the LVT flooring. Open to:

Dining Kitchen
17'2" x 8'6" (5.2m x 2.6m)
The dining kitchen is a beautifully appointed space, combining functionality with style. Cream Shaker style cabinetry incorporating plate racks, glass fronted cupboards and useful drawers contrasts elegantly with dark countertops and black tiled splashbacks. There is a range of integrated appliances including a large, range cooker, American style fridge freezer and wine fridge. Patio doors open to the garden, bringing in light and easy access to outdoor dining and entertaining. There is ample space for a family dining table with attractive pendant lighting over. Continuation of the LVT flooring, recessed ceiling lights, vertical radiator. Door to:

Utility Room
A practical utility room with fitted cupboards and worksurface with space and plumbing for a washing machine and tumble dryer beneath. It connects conveniently to the dining kitchen and features a door leading to the cloakroom / W.C. Continuation of the smart, LVT flooring.

W.C.
This stylish W.C. is finished with a patterned, dark floral wallpaper that adds character with low level W.C. with concealed cistern and handbasin with a brushed gold mixer tap set in a vanity unit. LVT flooring, obscure double glazed window.

FIRST FLOOR

Landing
The landing is a bright, airy space featuring carpeted flooring and textured wallpaper providing access to two double bedrooms, a large single bedroom and an immaculate, three-piece house bathroom. A hatch with fitted, pull down ladder gives access to a part boarded and well insulated loft space.

Bedroom One
13'1" x 10'4" (4.0m x 3.1m)
A beautiful double bedroom with carpeted flooring, traditional style radiator and large double glazed windows.

Bedroom Two
10'6" x 10'3" (3.2m x 3.1m)
A second, spacious double bedroom with a large window allowing plenty of natural light. Carpeted flooring, radiator.

Bedroom Three
10'2" x 6'7" (3.1m x 2.0m)
A cosy third bedroom, a large single, currently arranged as a home office with laminate flooring, radiator and double glazed window to the front of the property.

Bathroom
The bathroom features elegant marble-effect wall tiles in soft cream tones, creating a luxurious feel incorporating a low level W.C. with concealed cistern, handbasin with brushed gold coloured, wall mounted mixer tap set in a vanity unit and bath with matching, thermostatic drench shower plus additional shower attachment and glass screen. Obscure double glazed window to rear, recessed ceiling lights, towel rail.

OUTSIDE

Garden
The rear garden is a welcoming outdoor space, ideal for enjoying fresh air and socialising. It features an area of decking, a good sized, level, artificial lawn bordered with gravel and raised bed, a timber shed for storage, and a covered built-in barbecue area/outdoor kitchen. Smart fencing maintains privacy with a timber gate giving access to an area close to the village green and fountain.

Driveway Parking
A gravel driveway with EV charger offers off street parking for two cars whilst an area in front of this provides two, further, off road parking spaces. The home is complemented by a side gate providing access to the rear garden, with a quiet, tree-lined path running alongside the property.

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

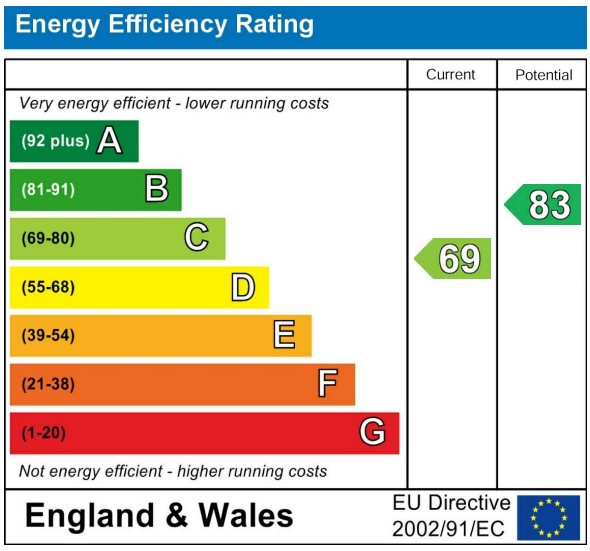






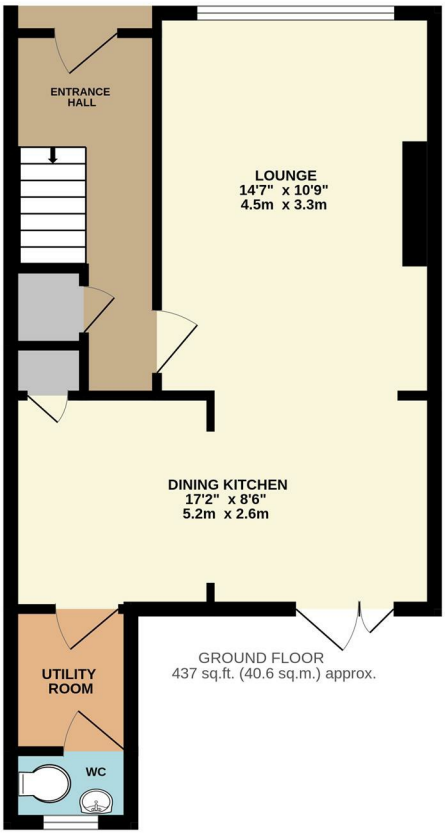


- Extended Three Bedroom Semi Detached House
- Newly Refurbished Throughout With Immaculate Presentation
- Newly Fitted Open Plan Kitchen/Diner
- Extended To Rear To Incorporate Utility Room & W.C.
- Fulll Rewire
- Good Sized Level Lawned Garden
- Off Road Parking For Up To Four Vehicles
- Central Village Location
- Walking Distance To Village Amenities And Schools
- Council Tax Band C

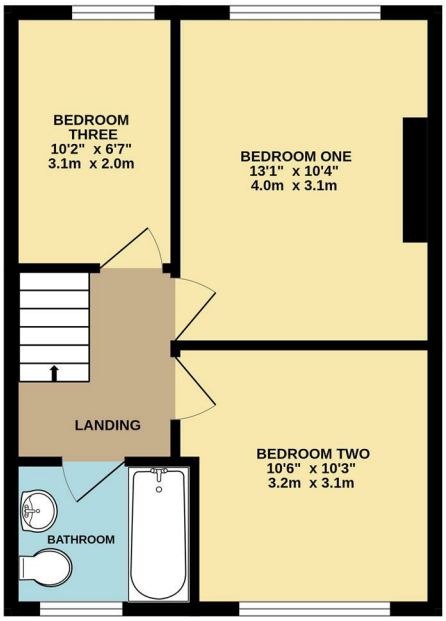








GROUND FLOOR
437 sq.ft. (40.6 sq.m.) approx.



FIRST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

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TOTAL FLOOR AREA : 833 sq.ft. (77.4 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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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