

# Harrison Robinson

Estate Agents



**10 Sandholme Drive, Burley In Wharfedale, LS29 7RQ**

**£499,950**

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## GROUND FLOOR

### Entrance Hall

A uPVC entrance door with obscure glazed panels and side windows opens into a small hallway where doors open into the lounge and cloakroom. A return, carpeted staircase leads up to the first floor landing. Carpeted flooring, radiator.

### Cloakroom

With low level w/c and pedestal hand basin with chrome taps and tiled splashback. Obscure glazed window to front elevation, downlighting. Carpeted flooring, radiator.

### Lounge

17'8" x 13'6" (5.41 x 4.14)

A large, dual aspect lounge with double glazed bay window overlooking the lawned fore garden. Pebble effect, electric fire with marble surround and hearth, carpeted flooring, two radiators. Glazed, timber doors open into the:

### Dining Room

13'5" x 8'11" (4.1 x 2.73)

A separate dining room with ample room for a large, family dining table. Window to rear elevation, carpeted flooring, radiator. One can imagine many happy times with family and friends here. Door into:

### Kitchen

13'6" x 7'4" (4.14 x 2.26)

A well presented kitchen with a range of pale wood effect base and wall units with complementary worksurfaces, incorporating a breakfast bar, and tiled splashbacks. Integral appliances include dishwasher, washing machine, under counter fridge, electric oven with four ring gas hob and fitted extractor over. Stone effect vinyl flooring, radiator. Inset sink with hose style, stainless steel mixer tap beneath a window to the side elevation overlooking the large garden. Obscure glazed door with side window leads into the:

### Utility Porch

A useful utility porch with fitted cupboards with worksurface over and space for a tumble dryer. Double glazed windows allow lots

of natural light and a half glazed uPVC door leads out to the garden. Wall light, radiator, laminate flooring. This is the ideal spot to kick off shoes and boots after a long walk in the surrounding countryside.

## FIRST FLOOR

### Landing

A return carpeted staircase with side window leads up to the first floor landing. Doors open into four bedrooms and the house bathroom. A loft hatch with fitted ladder leads up to the attic space.

### Bedroom One

11'10" x 9'4" (3.61 x 2.87)

A good sized, dual aspect double bedroom to the rear of the house affording fantastic, long distance views. Floor to ceiling fitted wardrobes, carpeted flooring, radiator.

### Bedroom Two

13'1" x 9'6" (3.99 x 2.9)

A further, spacious, dual aspect double bedroom to the front elevation with fitted wardrobes, recessed cupboard, carpeted flooring and radiator, again with lovely long distance views.

### Bedroom Three

12'11" x 6'9" (3.96 x 2.08)

A third, good sized bedroom to the front of the property with window overlooking the front garden. Carpeted flooring, radiator.

### Bedroom Four

10'7" x 6'11" (3.24 x 2.11)

A large, single bedroom with double glazed window to the rear with beautiful, long distance views across open countryside. Fitted vanity table, carpeted flooring, radiator.

### Bathroom

A three-piece house bathroom with low level w/c, pedestal handbasin with chrome taps and panel bath with thermostatic drench shower plus additional shower attachment, tiled walls, glass shelves and glazed screen. Recessed cupboard, radiator, obscure glazed window, carpeted flooring.

## OUTSIDE

## Garden

The property occupies a larger than average plot benefitting from a particularly generously sized level garden predominantly laid out to lawn with mature hedging, flowering shrubs and plants and a paved area, ideal for al-fresco dining. This is a great, family garden backing onto open fields maintaining privacy with smart fencing and paved pathways leading round to the front of the house via wooden gates. To the front the house is well set back from the road with a large, level lawned area and well stocked borders. A paved pathway leads to the entrance door.

## Double Garage

17'6" x 15'5" (5.34 x 4.71)

A double garage with electric up and over door, power and lighting providing ample storage.

## Driveway Parking

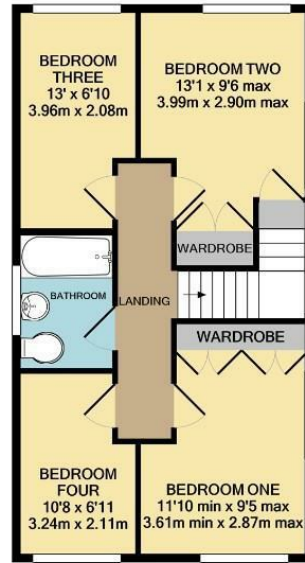
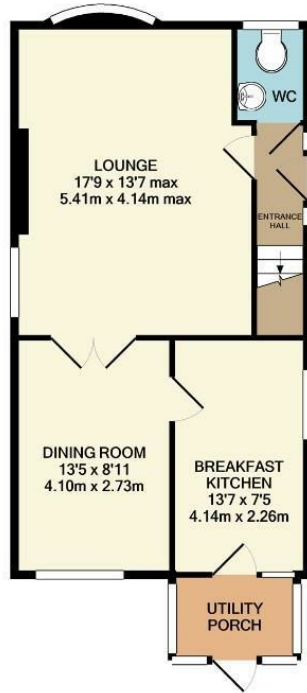
The property has two long, paved and gravelled driveways providing ample parking for a number of vehicles.

## COUNCIL TAX

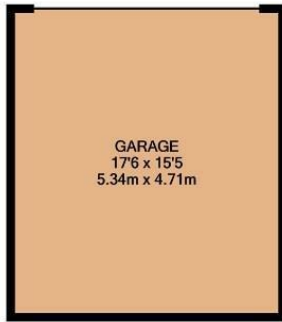
City of Bradford Metropolitan District Council Tax Band E.







FIRST FLOOR  
APPROX. FLOOR  
AREA 519 SQ.FT.  
(48.2 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 824 SQ.FT.  
(76.5 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1343 SQ.FT. (124.7 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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