

Harrison Robinson

Estate Agents



4 William Foster Way, Burley in Wharfedale, LS29 7SS

£935,000

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GROUND FLOOR

Reception Hall

One enters through a composite door with tall obscure, glazed side windows into what can only be described as a stunning entrance hall. The galleried landing and double ceiling height add to the grand feel and one gets a taste of what is to follow. White panelled doors, two of which are glazed double doors, lead into the lounge, home office, family room, living dining kitchen and cloakroom. Attractive, herringbone, Amtico flooring, radiator. There is ample storage with three recessed cupboards, perfect for hanging coats and storing shoes.

Lounge

18'8" x 12'9" (5.7 x 3.9)

A beautifully presented, light and airy room courtesy of uPVC, double glazed patio doors with tall side windows leading out to the patio. A large, inglenook fireplace with heavy, timber lintel over, exposed brickwork to chimney, side windows and tiled hearth, housing a log burning stove creates a fabulous focal point to this room. Recently installed, high quality, bespoke fitted media unit. Carpeted flooring, two radiators, coving.

Home Office

12'9" x 6'10" (3.9 x 2.1)

The perfect room for a home office with two double glazed windows to the front elevation, plenty of room for a desk and further office furniture, carpeted flooring, radiator.

Family Room

12'9" x 9'10" (3.9 x 3)

A great, further reception room, an ideal separate room for teenagers or a playroom for younger children with two double glazed windows to the front of the house, carpeted flooring, radiator.

Cloakroom

A contemporary styled cloakroom with low level w/c and hand basin with chrome, mixer tap set in a grey vanity cupboard. Metro tiling to walls, attractive floor tiling, central ceiling light, extractor.

Living Dining Kitchen

25'7" x 17'0" (7.8 x 5.2)

Wow! The true heart of this home, a beautiful, spacious, high quality, living dining kitchen fitted with a range of soft grey, Shaker style base and wall units with stainless steel doorknobs, white Quartz work surfaces and upstands and metro tiling to splashbacks. Integral appliances include two fridge freezers, dishwasher and Neff microwave. Rangemaster with electric ovens, five ring gas hob and extractor over. A one and a half bowl, inset sink with chrome mixer tap sits beneath a double glazed window overlooking the rear garden. Under cabinet lighting, downlighting, chrome

sockets, continuation of the herringbone flooring. Beautiful, fitted corner seating area with ample room for a family dining table with storage beneath the seats. Ample room for sofas and chairs, two radiators with attractive radiator covers, double glazed, side window. UPVC, patio doors with tall, side windows lead out to the garden – one can imagine many happy times entertaining family and friends here with the doors open bringing the outside in. Door into:

Utility Room

7'10" x 4'11" (2.4 x 1.5)

Fitted with cream base and wall units with stainless steel handles and under cabinet lighting, dark wood effect laminate worksurfaces over and metro tiling to splashbacks. One and half bowl, stainless steel sink with drainer and chrome mixer tap. Space and plumbing for a washing machine and tumble dryer, radiator, extractor. A cupboard houses the newly installed boiler. Continuation of the herringbone flooring, downlighting, half glazed, composite door leading out to the driveway to the side elevation.

FIRST FLOOR

Landing

A carpeted staircase with white spindle balustrading leads up to the first floor galleried landing. A large window to the front elevation allows lots of natural light and affords a lovely open aspect over the cul de sac. Carpeted flooring, radiator. Doors open into five bedrooms, two of which are served by en suites, the family bathroom and a cupboard housing the hot water tank and has useful shelving.

Master Bedroom

19'4" x 17'0" (5.9 x 5.2)

A spacious, double bedroom to the rear of the house with two double glazed windows overlooking the garden allowing lots of light to flood in. Floor to ceiling, fitted wardrobes, ample room for a dressing area or chill out area with space for a sofa or comfortable chairs. Carpeted flooring, two radiators, door into:

En Suite Bathroom

A three-piece bathroom with low level w/c with concealed cistern in pale wood vanity cupboards with work surface over. Inset hand basin with chrome, mixer tap with mirror over, panel bath with thermostatic, shower and central, mixer tap. Chrome, ladder style heated towel rail, neutral wall tiling, downlighting, tile effect, vinyl flooring. Obscure, double glazed window.

Bedroom Two

13'1" x 9'2" (4 x 2.8)

A double bedroom to the front elevation with two double glazed windows with pleasant aspect over the cul de sac. Fitted wardrobes, carpeted flooring, radiator. Door into:

En Suite Shower Room

With low level w/c, pedestal hand basin with chrome, mixer tap and separate shower cubicle with Grohe, thermostatic shower and folding glazed doors. Radiator, neutral wall tiling, extractor, obscure, double glazed window, tile effect, vinyl flooring.

Bedroom Three

13'1" x 8'10" (4 x 2.7)

A double bedroom, also to the front elevation with two, double glazed windows carpeted flooring, radiator and fitted wardrobe.

Bedroom Four

10'9" x 9'6" (3.3 x 2.9)

A further, double bedroom to the rear of the property with double glazed window overlooking the rear garden. Carpeted flooring, recessed wardrobe, radiator, loft hatch giving access to a large storage area.

Bedroom Five

10'5" x 7'10" (3.2 x 2.4)

A large single bedroom to the rear, currently utilised as a second home office, ideal for teenagers to do their homework. Carpeted flooring, radiator, recessed wardrobe.

Family Bathroom

A white, four-piece bathroom with low level w/c, pedestal hand basin with chrome, mixer tap and panel bath with chrome mixer tap and separate shower attachment. Shower cubicle with thermostatic shower and glass door, neutral wall tiles, radiator, downlighting, extractor. Pale, driftwood effect, vinyl flooring, obscure, double glazed window.

OUTSIDE

Garden & Driveway Parking

The property occupies a lovely position in the cul de sac and is well set back from the road with a level lawned foregarden behind wrought iron railings with well-established, attractive rose bushes. An old fashioned style lamppost adds to the curb appeal. A paved pathway leads to the entrance door and a block paved drive with double wooden gates provides parking for four vehicles. Outside light, electric car charging point. To the rear one finds a delightful, level garden with large patio with ample room for dining furniture where one can enjoy al-fresco entertaining with family and friends. Low stone walling with trellis with climbing plants and mature borders separate the patio from a good sized level lawn and there is a further circular patio area to catch the evening sunshine. Tall hedging to one side and to the rear maintain a good degree of privacy and smart fencing with two wooden gates giving access to the drive maintain security. This is the ideal family garden where one can relax and enjoy the sunshine and where children can play to their heart's content.

Double Garage

A separate, stone built, double garage with two electric doors and composite, half glazed, side door provides ample storage or parking and there is a good deal of eaves storage, ideal for all the family's paraphernalia.

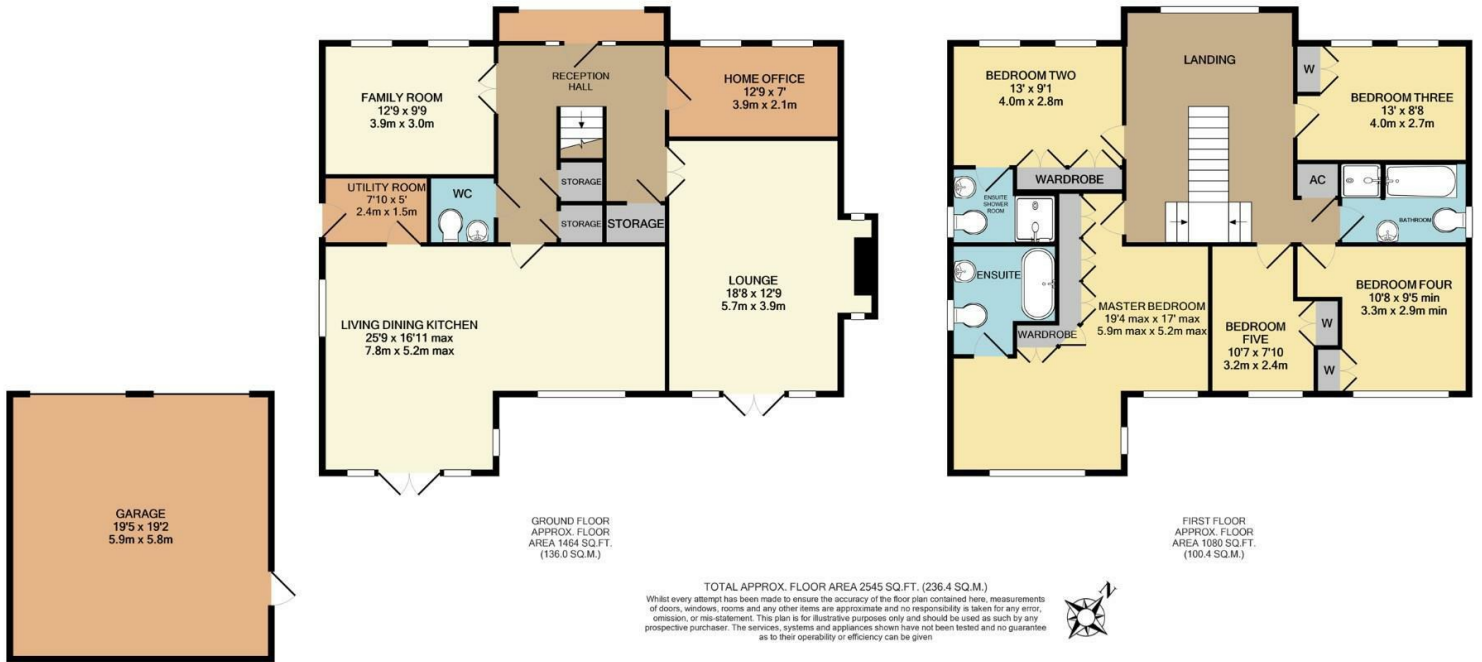
UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

Ultrafast Full Fibre Broadband is available to this property.

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





Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Target	Very environmentally friendly - lower CO ₂ emissions	Current	Target
(92 plus) A			(81 plus) A		
(81-91) B			(69-80) B		
(69-80) C			(55-68) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(21-38) F			(1-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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