

# Harrison Robinson

Estate Agents



**10 The Copse, Burley In Wharfedale, LS29 7QY**

**£615,000**

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## GROUND FLOOR

### Entrance Hall

A smart, timber, front entrance door opens into a spacious and welcoming hallway. A double-glazed side window allows for ample natural light. A carpeted staircase with painted, wooden balustrade leads to the first floor. Coving, carpeting and radiator. This is a wonderful environment in which to greet friends and family.

### Lounge

17'7" max x 11'3" (5.38 max x 3.43)

A well-proportioned reception room benefitting from double, multi-paned, glazed doors opening into the dining room, affording great flexibility in the use of space. A bay window offers a delightful, open aspect and one is immediately impressed by the particularly private and tranquil position of this lovely home. An elegant, timber fire surround with complementary marble fireback and hearth houses a coal effect gas fire - an attractive, focal point. Coving, two radiators and carpeting.

### Dining Room

11'3" x 9'9" (3.43 x 2.99)

A second good-sized reception room with lovely aspect over the charming, rear garden through sliding, double-glazed doors providing access onto the patio. Coving, carpeting and radiator. Linked to the spacious lounge via double glazed doors, this lends itself perfectly to entertaining yet is also a quiet spot in which to sit and relax with a cup of tea!

### Breakfast Kitchen

14'2" x 11'1" (4.34 x 3.38)

A spacious breakfast kitchen fitted with a range of wooden fronted, white, gloss base and wall units with complementary laminate worksurface over incorporating a one and a half bowl sink and drainer with monobloc tap sitting underneath a large, double-glazed window overlooking the private, rear garden. Splashback tiling. Integrated appliances include an electric oven with a white, ceramic, gas hob and extractor over, a dishwasher, a washing machine and an under counter fridge and under counter freezer. A half-glazed, timber door with double-glazed

side window opens out onto a pathway leading around the side of the property. Vinyl flooring and radiator. Space for a dining table.

### Cloakroom/W.C.

A modern cloakroom/W.C. fitted with a white suite comprising of a pedestal wash basin with mixer tap and a low-level w/c. A double-glazed window allows for ample natural light. Fully tiled to the walls with complementary floor tiling. Radiator.

## FIRST FLOOR

### Landing

A carpeted landing with access to all bedrooms and the house bathroom. An airing cupboard houses the water tank and provides storage for towels and linen. Loft hatch.

### Master Bedroom

13'7" x 11'5" (4.16 x 3.48)

A wonderfully proportioned Master bedroom - a haven of peace and tranquillity. A large, double-glazed window provides a charming, leafy view to the front elevation. Built-in wardrobes, carpeting and radiator.

### En Suite Shower Room

A bright, stylish, modern en-suite shower room, comprising of a shower cubicle with mains thermostatic shower and glazed shower door, a pedestal wash basin and a low-level w/c. Fully tiled to the walls and floor. Chrome, ladder, towel radiator and extractor fan. A double-glazed window with opaque glazing allows the light to flood in.

### Bedroom Two

14'4" x 9'3" (4.37 x 2.84)

Another spacious, double bedroom, this time to the rear elevation affording a glimpse of the hills through the large, double-glazed window, which makes for a bright and airy atmosphere. Built-in wardrobes, carpeting and radiator.

### Bedroom Three

9'7" x 9'3" (2.94 x 2.84)

A lovely, double bedroom to the rear elevation affording some

delightful, far reaching countryside views through the large, double-glazed window. Built-in wardrobes, carpeting and radiator.

### Bedroom Four

8'7" x 8'0" (2.62 x 2.44)

A generous, single bedroom to the front of the property, currently serving as a home office. Double-glazed window, carpeting and radiator.

### Bathroom

An immaculately presented, bright and airy, modern house bathroom comprising of a white suite consisting of a bath with mixer tap with mains shower over and glazed screen, a pedestal wash basin and a low-level w/c. Fully tiled to the walls in attractive, marble effect, ceramic tiles with a matching tiled floor. Chrome, ladder, towel radiator, downlighting and extractor fan. A double-glazed window with opaque glazing allows for ample natural light.

### Garage

17'5" x 8'5" (5.32 x 2.58)

A good-sized, single garage with up and over door and power. Room to store all the family paraphernalia or even a car!

### Driveway & Parking

A block paved driveway leads to the garage with space to park a car. There are further visiting pull-in parking bays very close to the property for use by the residents of The Copse and their guests.

### Gardens

To the front of the property is an attractive, lawned garden, which is extremely private. A charming portico in front of the main entrance door with paved seating area is a lovely spot to sit and enjoy the sunshine with a cuppa or a glass of your favourite tippie! To the rear is a wonderfully private, rear garden with areas of lawn, an established rockery and other areas of planting and a large patio area with room for garden furniture. Tall hedges maintain the privacy. This is a secure, enclosed garden space for young children or pets.

### UTILITIES AND SERVICES

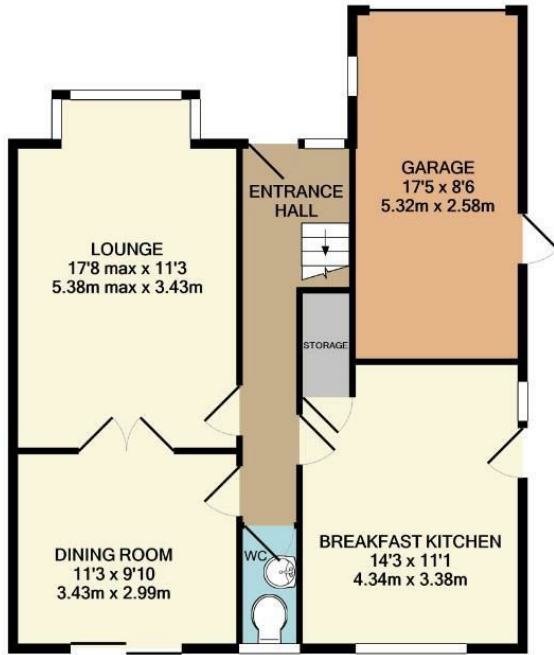
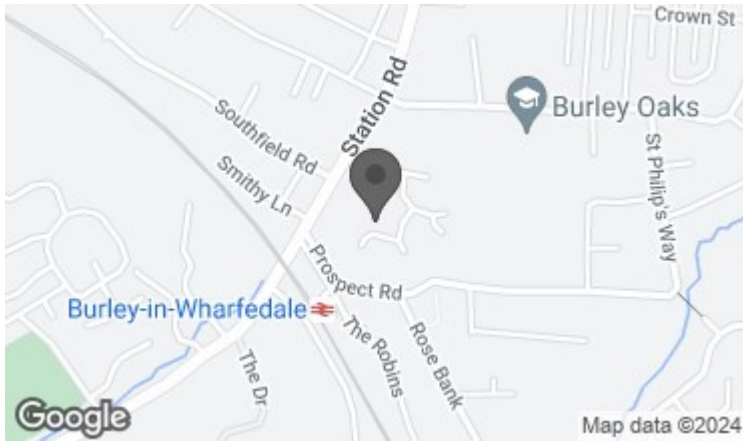
The property benefits from mains gas, electricity and drainage. There is Ultrafast Fibre Broadband shown to be available to the property.

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

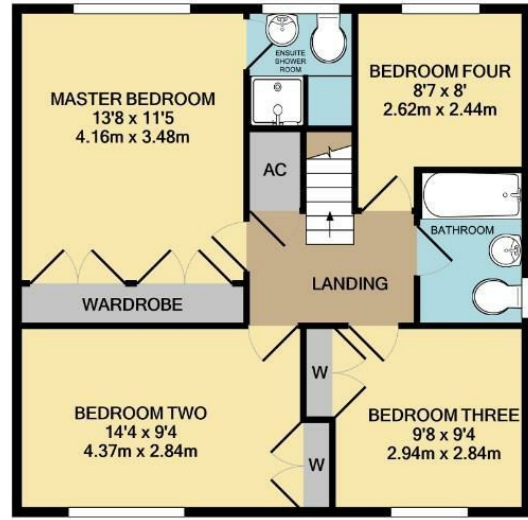
## OUTSIDE







GROUND FLOOR  
APPROX. FLOOR  
AREA 708 SQ.FT.  
(65.7 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 633 SQ.FT.  
(58.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 1341 SQ.FT. (124.6 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
69	80

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
69	80

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.