

# Harrison Robinson

Estate Agents



**Auckland, 84 Station Road, Burley in Wharfedale, LS29 7NS**

**Price Guide £795,000**

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# Auckland, 84 Station Road, Burley in Wharfedale, LS29 7NS

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### GROUND FLOOR

#### Entrance Porch

A solid timber entrance door opens into an entrance porch with carpeted flooring and radiator. An oak door opens into the lovely dining hall.

#### Dining Room

12'2" x 10'0" (3.73 x 3.07)

A spacious dining room with delightful, mullioned windows overlooking the gravelled driveway. Exposed beams and Delft rack are lovely features of this room. A recessed cupboard with shelving behind beautiful oak doors provides useful storage. Floorboards, radiator. An oak door opens into the hall. With ample room for a family dining table one can imagine many happy times entertaining family and friends here.

#### Hall

Carpeted flooring, radiator, useful under stairs cupboard. Pine doors open to the charming lounge to the front elevation and kitchen to the rear of the house. A return staircase with solid oak balustrading leads up to a half landing and then on to the first floor landing.

#### Lounge

16'1" x 14'2" (4.91 x 4.34)

A comfortable and spacious lounge with attractive mahogany fireplace surround and tiled hearth housing an open fire. Leaded, mullioned windows, picture rail, carpeted flooring, radiator.

#### Family Room

22'6" x 11'10" (6.88 x 3.62)

A generously proportioned, third reception room to the rear of the house with a large double glazed window overlooking the delightful, west facing garden, allowing an abundance of natural light. A uPVC, double glazed door opens onto a delightful patio area. Recessed, log effect, gas fire, shelving to the alcove, carpeted flooring, radiator. Hatch through to the kitchen.

#### Kitchen

11'11" x 11'0" (3.64 x 3.36)

Fitted with a range of pale wood base and wall units with stainless steel handles, granite effect worksurfaces and tiled splashbacks. Integral appliances include a dishwasher and an Everhot electric range cooker with induction hob set in a recessed fireplace with solid wood lintel and shelf over and tiled splashback. A one and a half bowl, stainless steel sink with chrome mixer tap sits beneath a double glazed window looking out over the garden. Wooden flooring, extractor, room for a small dining table. A pine door with attractive stained glass panel leads into the hall whilst a further door leads to the rear porch area and utility room.

#### Utility Room

8'5" x 6'2" (2.58 x 1.88)

Fitted with cupboards and drawers with a granite effect, worksurface over and with space for a number of additional appliances. A solid, timber, stable door with glazed panels leads out to the garden. A further window to the front elevation allows natural light. Doors open into the boiler room/further utility room and cloakroom.

#### W.C

With low-level w/c and wall hung handbasin with chrome taps and tiled splashback. Vinyl flooring, obscure glazed window to side elevation.

#### Boiler Room/Utility Room

Accessed from the main utility room, a step down leads to a useful area with an under stairs storage cupboard with shelving and leads through to through to a utility area housing the central heating boiler and with space and plumbing for a washing machine. Window to side elevation, stone flooring.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with solid wood balustrade and additional handrails leads to a half landing, where one finds a useful, separate WC. Radiator, uPVC double glazed window to the rear. A short flight of stairs leads to the first floor, landing where doors open into three bedrooms and the house bathroom. A further return staircase with solid wood balustrading leads to the second floor landing.

#### W.C

With low-level w/c and wall hung handbasin with chrome taps, carpeted and cork tiled flooring, obscure double glazed window to front elevation.

#### Bedroom One

15'5" x 14'2" (4.7 x 4.34)

A spacious double bedroom to the front of the property with double glazed window overlooking the gravelled driveway, affording glimpses of lovely countryside in the distance. Carpeted flooring, radiator, handbasin with chrome mixer tap set in a vanity cupboard with tiled splashback, picture rail.

#### Bedroom Two

19'4" x 11'10" (5.9 x 3.62)

A generously proportioned double bedroom to the rear of the house with a fantastic view over the garden and additional, double glazed side window, allowing lots of natural light. Carpeted flooring, radiator, picture rail. Recessed cupboards with hanging rail and shelving provide useful storage.

### Bedroom Three

11'1" x 8'9" (3.38 x 2.69)

A double bedroom to the rear of the house with double glazed window overlooking the charming garden. Carpeted flooring, radiator. Currently utilised as a home office.

### Bathroom

A three-piece house bathroom with pedestal handbasin with chrome taps, panel bath with chrome mixer tap and separate shower cubicle with thermostatic shower and curved glazed screens. Stone effect wall tiling, carpeted flooring, ladder style, heated towel rail. Downlighting, obscure glazed window to front elevation.

## SECOND FLOOR

### Landing

A return carpeted staircase with solid wood balustrading leads up to the second floor landing. A double glazed window to the side of the property allows lots of natural light. Carpeted flooring, two, recessed, boarded cupboards provide ample storage. Doors open into two further bedrooms.

### Bedroom Four

15'7" x 13'1" (4.75 x 3.99)

A good sized double bedroom to the front of the property with double glazed bay window, affording lovely long distance views, including the village church spire. Carpeted flooring, radiator, two, deep recessed wardrobes with hanging rails. Pedestal handbasin with chrome taps. A hatch gives access to the loft space, great for storage.

### Bedroom Five

10'7" x 7'4" (3.23 x 2.24)

Last but not least, a single bedroom to the rear of the house with uPVC double glazed window looking out across the beautiful Wharfe Valley. Carpeted flooring, radiator.

## OUTSIDE

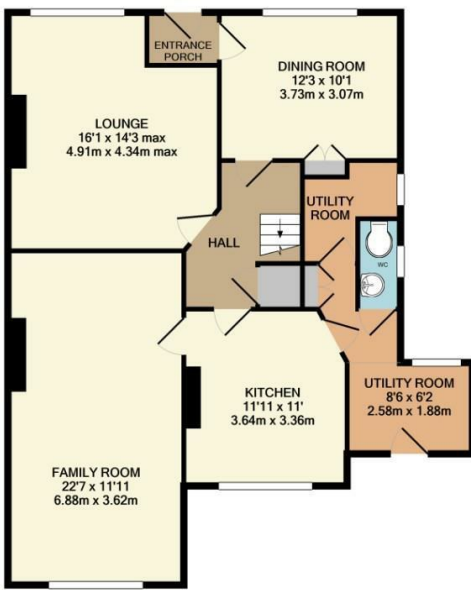
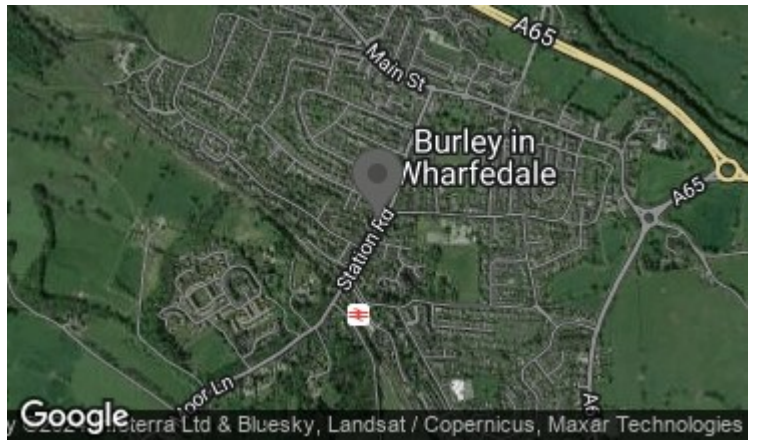
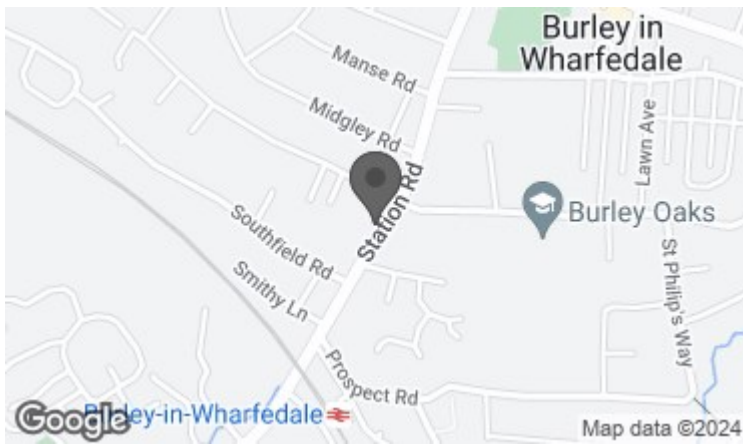
### Garden

The property enjoys a delightful, large rear garden predominantly laid to lawn, featuring beautiful mature shrubs and trees, a pond and wooden pagoda leading through to a charming, private lawned area, perfect for relaxing in the sunshine and enjoying the peace and quiet. A recently created Yorkshire stone patio area in addition to a paved patio provides the perfect spot to enjoy al-fresco dining and entertaining. Timber storage shed, a wooden gate to the side of the property gives access to the gravelled driveway.

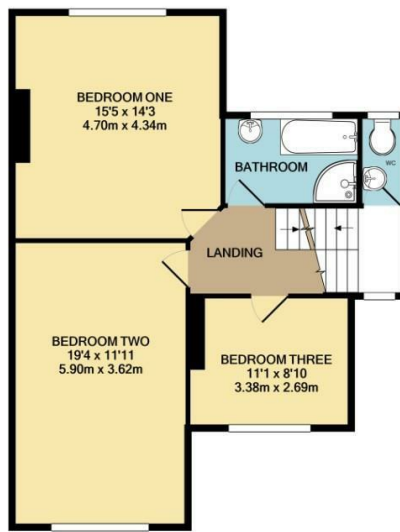
### Driveway Parking

A generous, gravelled driveway providing parking for up to five vehicles. Paving stones lead to the beautiful, solid timber entrance door.

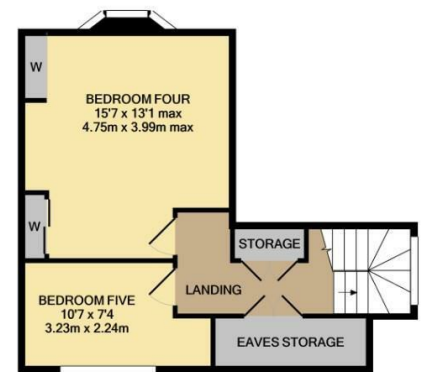




GROUND FLOOR  
APPROX. FLOOR  
AREA 932 SQ.FT.  
(86.6 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 695 SQ.FT.  
(64.5 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.7 SQ.M.)

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TOTAL APPROX. FLOOR AREA 2065 SQ.FT. (191.9 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	
Very energy efficient - lower running costs	Current Interest
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Interest
(92 plus) <b>A</b>	78
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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