

# Harrison Robinson

Estate Agents



**119 Main Street, Burley in Wharfedale, LS29 7JN**

**Open To Offers £280,000**

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# 119 Main Street, Burley in Wharfedale, LS29 7JN

## Open To Offers £280,000



### GROUND FLOOR

#### Lounge

17'8" x 17'1" (5.41 x 5.23)

A uPVC entrance door with decorative, glazed panel and transom light opens into a most spacious lounge. Wooden flooring, two radiators, down lighting. Two, double glazed bay windows provide ample natural light. A hatch in the floor gives access to a cellar space, perfect for storage.

#### Dining Kitchen

17'7" x 8'5" (5.36 x 2.59)

A beautifully presented dining kitchen to the rear of the property with two, double glazed sash windows overlooking the rear garden and allowing natural light. Fitted with a range of soft grey, base and wall units with stainless steel door knobs, attractive tiled splashbacks and wood effect work surfaces. Integrated appliances include an electric oven with four ring gas hob and stainless steel extractor. Space and plumbing for a fridge freezer and washing machine. Spotlights, tile effect, vinyl flooring, radiator. A half glazed door leads out to the south facing rear garden. Ample room for a family dining table.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with timber balustrading leads to the first floor landing. Doors open into two bedrooms and a beautiful house bathroom. Wooden flooring, double glazed sash window overlooking the rear garden. A hatch with fitted, pull down ladder gives access to the large, boarded loft area, perfect for storage. Ample room for items of furniture, useful cupboard with shelving.

#### Bedroom One

13'1" x 9'2" (3.99 x 2.8)

A lovely double bedroom to the front elevation with a double glazed sash window with radiator beneath. Wooden flooring, alcove with useful shelving.

#### Bedroom Two

10'4" x 8'11" (3.15 x 2.74)

A large single or small double bedroom to the front elevation with double glazed sash window affording glimpses of countryside in the distance. Carpeted flooring, radiator. Useful wall shelving.

#### Bathroom

8'0" x 6'0" (2.44 x 1.84)

A beautifully presented house bathroom with low-level w/c, traditional style handbasin with chrome mixer tap with a tiled splashback set in a grey vanity cupboard. Bath with thermostatic drench shower plus additional shower attachment and glazed screen. Double glazed, obscure, sash window to rear. Attractive floor tiling. complementary wall tiles.

### OUTSIDE

#### Garden

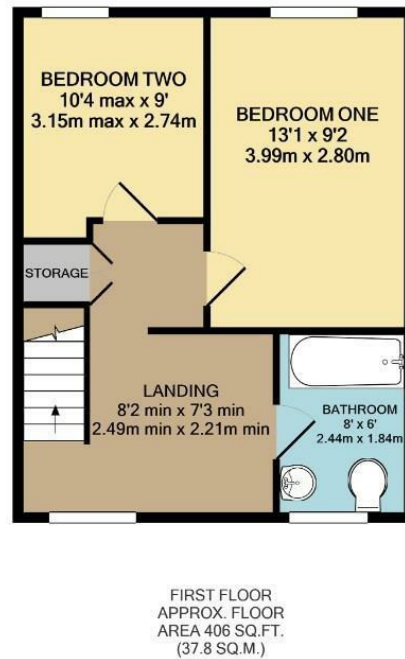
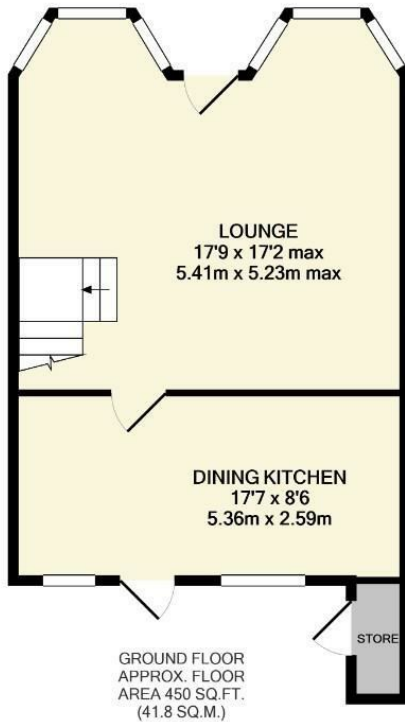
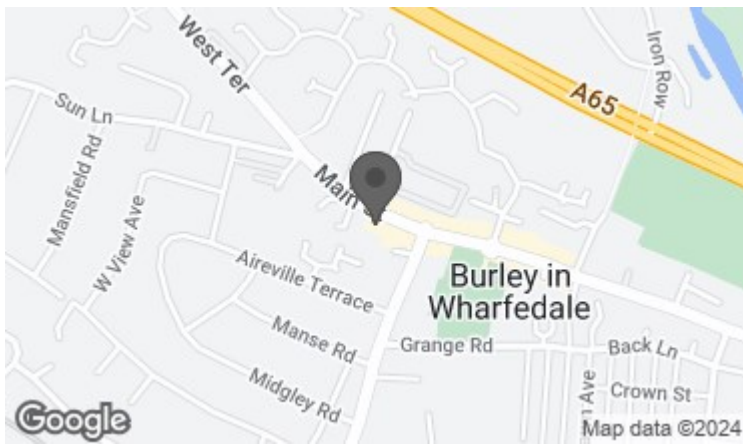
The property benefits from a lovely, south facing rear garden with level lawn, patio and decked area perfect for relaxing or entertaining in the sunshine. A timber shed provides storage, a mature tree maintains privacy. A wooden gate gives access to the rear. A stone store provides storage for garden equipment.

### 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.





TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 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) <b>A</b>	
(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	
<b>91</b>	<b>75</b>
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	
(92 plus) <b>A</b>	
(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 environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC

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.