

# Harrison Robinson

Estate Agents



**8 Midgley Road, Burley in Wharfedale, LS29 7NH**

**£420,000**

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### GROUND FLOOR

#### Entrance Hall

A half-glazed, timber entrance door with two opaque panels opens into a light and spacious entrance hall. A UPVC double-glazed side window enhances the bright atmosphere. Laminate flooring, radiator with cover and downlighting. A wide, carpeted staircase with under stairs cupboard and painted, white spindle balustrade leads to the first floor.

#### Lounge

14'7" x 13'8" (4.45 x 4.19)

A light and airy lounge of good proportions benefitting from a large, UPVC, double-glazed window overlooking the front garden. An elegant fire surround houses an electric fire providing a lovely, focal point. Continuation of the laminate flooring, radiator and cover, downlighting and TV point.

#### Dining Kitchen

21'5" x 10'0" (6.55 x 3.05)

A recently fitted, contemporary, white, Shaker style kitchen with complementary laminate worksurface and splashback over. Integrated appliances include a stainless-steel, electric oven, a ceramic hob with stainless-steel chimney hood and extractor over, a fridge/freezer, a dishwasher and a stainless-steel microwave. Inset stainless-steel sink with monobloc tap. A UPVC, double-glazed window allows for ample natural light. Practical, laminate flooring, downlighting and radiator. A useful, storage cupboard provides hanging space for coats. A UPVC, double-glazed door with opaque, glazed panel leads out to the side of the property. Space for a large, family dining table.

#### Inner Hallway

An inner hallway leads from the dining kitchen into the family room/Bedroom Five. Wide doorways provide wheelchair access if required.

#### Family Room/Bedroom Four

18'6" x 12'0" (5.66 x 3.66)

A most spacious room, which offers great versatility in the use of space. It would serve as a double bedroom or family room and benefits from French doors leading out onto the generous, rear patio and garden with a ramp providing ease of access. Laminate flooring, fitted desk and shelves and radiator. A UPVC, double-glazed window to the side elevation enhances the light atmosphere.

#### Bathroom

12'0" x 7'8" (3.66 x 2.34)

A generous bathroom fitted with a white suite comprising of a bath, wash basin and w/c. A large UPVC, double-glazed window with opaque glazing allows for ample natural light. Vinyl flooring, downlighting and extractor fan.

### FIRST FLOOR

#### Landing

A good-sized, carpeted landing with radiator and cover. A large, UPVC, double-glazed window to the side elevation allows the light to flood in. An airing cupboard provides storage for towels and linen.

#### Bedroom One

12'7" x 11'10" (3.86 x 3.61)

A spacious, double bedroom to the front elevation with carpeting, coving, radiator and TV point. A large, UPVC, double-glazed window allows the natural light to flood in and affords a view over the front garden and a glimpse of the moorland countryside.

#### Bedroom Three

12'4" x 11'8" (3.76 x 3.57)

A further generous, double bedroom, this time to the rear elevation. Coving, carpeting, radiator and TV point. Built-in, deep pine shelving with cupboards above. A UPVC, double-glazed window affords a pleasant view.

#### Study

9'3" x 4'7" (2.84 x 1.42)

A useful space for a home office. Coving, carpeting, radiator and a large, UPVC, double-glazed window makes for a bright and airy space. A return, carpeted staircase leads up to the second floor.

#### Bathroom

A modern house bathroom comprising of a white suite to include a panel bath with electric shower over with glazed screen, a pedestal wash basin with mixer tap and a low-level w/c. Fully tiled around the bath and half tiled elsewhere. A UPVC, double-glazed window with opaque glazing allows for ample natural light. Chrome, ladder, towel radiator, vinyl flooring and downlighting.

### SECOND FLOOR

#### Bedroom Two

21'7" x 10'0" (6.60 x 3.05)

A good-sized, double bedroom with carpeting, downlighting and under eaves storage including fitted drawers. A Velux window with fitted blind affords a lovely view over the village and towards the moors. A UPVC, double-glazed window to the side elevation at the top of the staircase makes for a light atmosphere.

#### En Suite

With pedestal wash basin and low-level w/c. Half-tiled around the basin and w/c. Vinyl flooring, downlighting and extractor. A large, UPVC, double-glazed window with opaque glazing allows the light to flood in.

### OUTSIDE

#### Store

Two most useful outhouses, one serving as a utility room space with space and plumbing for a washing machine and tumble drier.

### OUTSIDE

#### Driveway & Gardens

The property sits well on its generous plot with good-sized gardens to both front and rear. The property is approached through smart, wrought iron gates. A driveway affords parking for several vehicles. The front garden, principally laid to lawn, is both private and secure with tall hedging and fencing to the sides and a smart, red bricked wall with fence panels above to the front boundary. A tall, wrought iron side gate leads to a path that runs down the side of the house leading to the large garden, which benefits from a generous, flagged, stone patio and a further level lawn. There is ample room to sit and enjoy al fresco entertaining with family and friends and for children to play safely in a secure environment. A shed provides useful storage and tall fencing maintains privacy.

### 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.

Tel: 01943 968 086

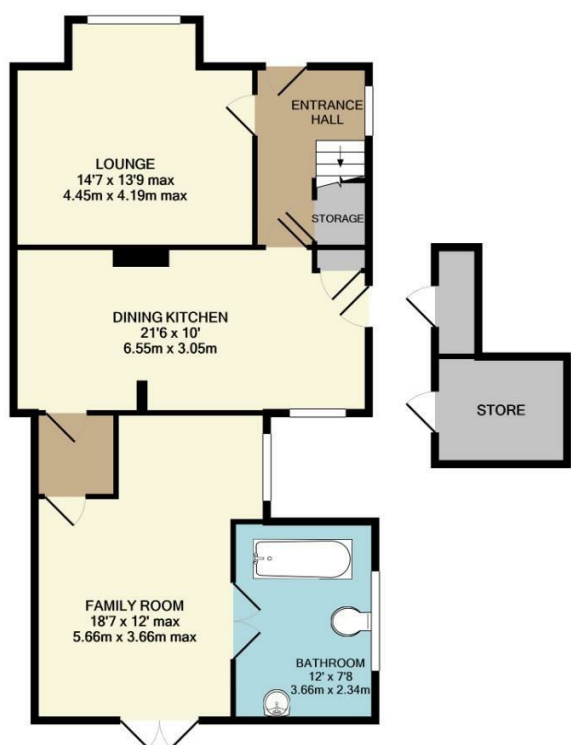


- Four Bedroomed Semi-Detached House
- Newly Fitted Contemporary Dining Kitchen
- Sitting Room with Feature Fireplace
- Two En-Suite Bathrooms
- Provision for Housing a Dependent Relative
- Disabled Living Accommodation
- Driveway Parking For Several Vehicles
- Generous Gardens
- Close Walking Distance of Excellent Schools & Train Station
- Council Tax Band B

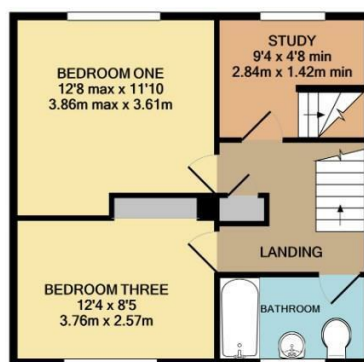
#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</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>England &amp; Wales</b>	EU Directive 2002/91/EC 	





GROUND FLOOR  
APPROX. FLOOR  
AREA 876 SQ.FT.  
(81.4 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.7 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 288 SQ.FT.  
(26.8 SQ.M.)

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TOTAL APPROX. FLOOR AREA 1612 SQ.FT. (149.8 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



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Ilkley 126 Bolling Road, West Yorkshire, LS29 8PN  
Tel: 01943 968 086 | Email: [info@harrisonrobinson.co.uk](mailto:info@harrisonrobinson.co.uk)  
[www.harrisonrobinson.co.uk](http://www.harrisonrobinson.co.uk)