

Harrison Robinson

Estate Agents



10 Fenton Street, Burley in Wharfedale, LS29 7EX

Price Guide £350,000

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GROUND FLOOR

Entrance Hall

With a part glazed, entrance door having leaded panes and glazed, transom light over, wooden floor and a useful, under stairs store cupboard. A carpeted staircase with timber balustrading leads to the first floor landing. Doors open into the lounge and dining room.

Lounge

11'6" x 10'11" (3.51 x 3.35)

A most cosy and charming room with a real cottage feel with a stone fireplace with stone mantle over housing a log burning stove. Wooden floor, radiator. A picture rail and the high quality, UPVC, sash windows with cafe style shutters really enhance the cottage ambiance. One can imagine snuggling up here in front of the fire on a cold winter's night.

Family Room

15'7" x 12'7" (4.75 x 3.86)

A most bright and spacious room courtesy of double glazed, uPVC French doors giving access to the private, west facing patio garden. Wooden flooring, coving. There is ample room for a family dining table, creating a very flexible space. One can imagine many happy times here entertaining friends and family. Open to:

Kitchen

15'3" x 5'6" (4.65 x 1.68)

A well presented galley style kitchen fitted with a range of matt black cabinetry with complementary worksurfaces over and useful solid wood wall shelving. Integral appliances include electric oven, microwave, dishwasher and four ring gas hob with stainless steel extractor over. A grey inset sink with mixer tap sits beneath large, double glazed, custom designed windows, which open out fully to the courtyard garden creating a fantastic, indoor outdoor feel. Contemporary styled, grey radiator, parquet style flooring. Open to:

Study

8'4" x 6'0" (2.56 x 1.84)

A great study area with a large, floor to ceiling double glazed

window allowing an abundance of natural light. Continuation of the parquet style flooring, oak wall shelf, radiator, door into:

Utility Room

6'0" x 6'0" (1.84 x 1.83)

With a traditional, white, ceramic, Belfast sink, plumbing for a washing machine and space for a tumble dryer and fridge freezer. This is only a step from the kitchen and offers a great space.

FIRST FLOOR

Landing

A carpeted staircase leads to the landing area with loft access and doors opening into two double bedrooms and the recently fitted, beautiful, four-piece house bathroom.

Bedroom One

17'1" x 11'6" (5.23 x 3.51)

An absolute oasis of peace and calm with fitted wardrobes and two, uPVC, sash style windows to the front elevation with cafe style shutters. Radiator and carpeted flooring.

Bedroom Two

9'4" x 8'5" (2.86 x 2.57)

A further, good sized, double bedroom having two wall light points, radiator, carpeted flooring and uPVC double glazed window overlooking the rear, patio garden.

Bathroom

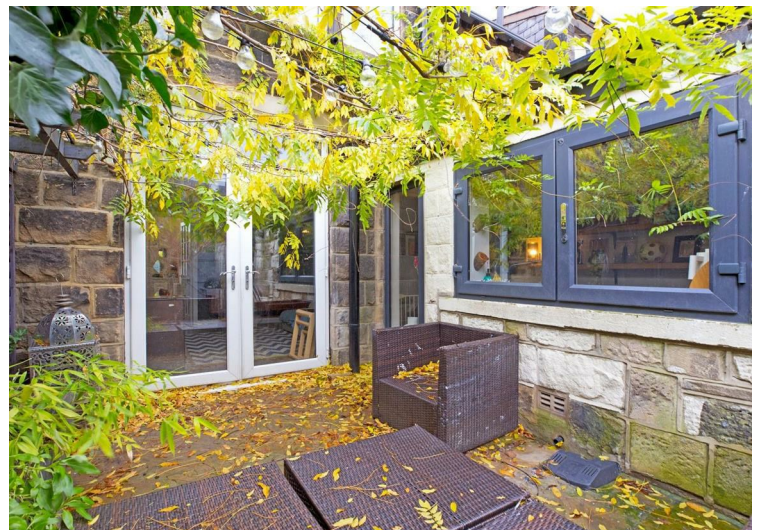
12'5" x 8'0" (3.81 x 2.44)

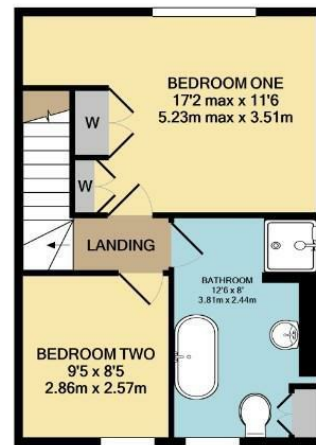
A beautifully presented and recently installed, four-piece bathroom with low level w/c, large handbasin with wall mounted mixer tap set in a blue, vanity drawer unit with backlit mirror over and free standing, deep-fill bath with free standing, black, mixer tap and shower attachment. Separate, walk-in shower with thermostatic, black drench shower with additional shower attachment and with attractive, wood effect wall tiling and glazed screen. Fitted wall cupboards and shelving, traditional style radiator, uPVC window with obscure glazing. Wood effect, vinyl flooring, attractive, slate effect wall tiling.

OUTSIDE

Garden

There is a delightful, easily maintained garden area to the front of the property, which enhances the road side appeal of this picture postcard, cottage home. The real jewel in the crown is the charming, west facing, private, 'secret' patio garden to the rear of the property - this is just an ideal spot for sitting out and relaxing or for al-fresco entertaining with friends and family. Ivy clad walls keep complete privacy and a tall gate gives access to the quiet, rear lane. Shaded and paved areas ensure this is a low maintenance garden with ample room for flowering pots and shrubs and outdoor furniture.





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TOTAL APPROX. FLOOR AREA 966 SQ.FT. (89.7 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
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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