

# Harrison Robinson

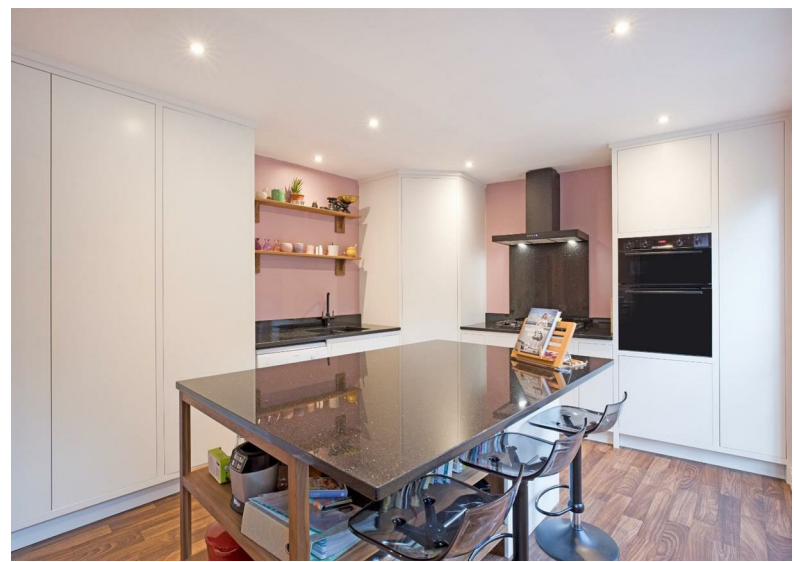
Estate Agents



**42 Ron Lawton Crescent, Burley in Wharfedale, LS29 7ST**

**£679,950**

 5  4  1  C





# 42 Ron Lawton Crescent, Burley in Wharfedale, LS29 7ST

## £679,950



### GROUND FLOOR

#### Reception Hall

A solid timber door with glazed panels opens from a covered porch area with useful, external store into a spacious reception hall with high quality, wood effect, vinyl flooring. Smart, oak panelled doors open into the utility room, shower room, bedroom five/home office and garage. A deep under stairs cupboard with shelving provides great storage for coats and shoes. Radiator with white radiator cover, a return staircase leads up to the first floor landing.

#### Utility Room

9'6" x 8'7" (2.92 x 2.64)

A large utility room fitted with pale wood effect base and wall units, one housing the central heating boiler. Space and plumbing for a washing machine and tumble dryer. Stainless steel sink and drainer with chrome mixer tap, continuation of the wood effect, vinyl flooring, extractor, radiator. A half glazed timber door leads out to the south facing garden.

#### Garage

19'5" x 9'10" (5.93 x 3.00)

A single garage with electric, up and over door, power and lighting and with ample space for storage.

#### WC / Shower Room

With low level w/c, pedestal hand basin with chrome taps and tiled splashback and shower cubicle with thermostatic shower, tiled walls and glazed doors. Vinyl flooring, radiator, obscure, double glazed window.

#### Bedroom Five/Garden Room/Office

12'2" x 9'7" (3.71 x 2.94)

A flexible room with carpeted flooring, radiator and double glazed, patio doors leading out to the garden. Currently utilised as a home office this is a great spot to work from home overlooking the garden. This room would work equally well as a snug, garden room or bedroom.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading and double glazed side window allowing natural light leads up to the first floor landing. Oak panelled doors open into the generously proportioned lounge and lovely dining kitchen. Carpeted flooring, radiator. A further staircase leads to the second floor landing.

#### Lounge

19'7" x 16'6" (5.99 x 5.05)

A lovely, spacious room with feature fireplace, bespoke, solid wood fitted cupboards and shelving and double glazed patio doors opening to a decked

balcony with metal railings. A further window allows natural light. Carpeted flooring, two radiators. This is a good sized room with ample room for comfortable furniture enjoying a lovely aspect over the rear garden and beyond.

#### Dining Kitchen

24'10" x 11'1" (7.57 x 3.40)

A beautifully presented dining kitchen with ample natural light courtesy of two sets of double glazed patio doors with Juliet balconies and a further window to the front elevation. Fitted with a range of smart white cabinetry with black, sparkly, granite work surfaces and upstands, incorporating a large central island with seating, cupboards and shelving. Integral appliances include electric oven and grill and five ring gas hob with black extractor hood and granite splashback. There is a deep, corner pantry unit with shelving providing great storage and a breakfast/appliance cupboard with granite shelf. Space and plumbing for a dishwasher and large, American style fridge freezer. One and a half bowl, black inset sink with black mixer tap. Wood effect, vinyl flooring, downlighting, two radiators. Ample room for a family dining table making this a great, sociable entertaining space. One can imagine many happy times with family and friends here.

### SECOND FLOOR

#### Landing

A return, carpeted staircase with white, timber balustrading leads up to the second floor landing. Oak panelled doors open into three bedrooms and the four-piece house bathroom. There is a deep, recessed storage cupboard housing the water tank. A further staircase leads up to the top floor of this impressive, spacious property.

#### Bedroom Three

9'8" x 9'6" (2.97 x 2.9)

A good sized single bedroom to the rear of the house with double glazed window affording a lovely view over the rear garden and up to the moors in the distance. Carpeted flooring, radiator, tall, fitted wardrobe.

#### Bedroom Two

13'1" x 11'8" (4.01 x 3.56)

A lovely, spacious double bedroom, again to the rear of the property, with a fantastic view up to the moor. Carpeted flooring, radiator, two fitted wardrobes.

#### Master Bedroom

16'4" x 11'6" (4.98 x 3.51)

A good sized double bedroom with two, double glazed windows to the front elevation with a lovely leafy outlook. Carpeted flooring, radiator, triple fitted wardrobe. An oak panelled door opens into:

### En Suite Shower Room

With low-level w/c, pedestal handbasin with chrome mixer tap and shower cubicle with thermostatic shower, neutral wall tiling and folding, glazed screens. Vinyl flooring, extractor, chrome, ladder style, heated towel rail.

### House Bathroom

A large, four-piece house bathroom with low-level w/c, pedestal handbasin with chrome mixer tap, panel bath with chrome taps and separate shower cubicle with thermostatic shower and glazed door. Vinyl flooring neutral wall tiling, chrome, ladder style, heated towel rail. Obscure, double glazed window, mirrored, wall mounted, vanity cupboard, vinyl flooring.

### THIRD FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading leads up to the top floor, small landing area. A Velux and double glazed side window with a direct view of the Chevin allow ample natural light. Under eaves storage cupboard, radiator, downlighting. An oak panelled door opens into:

#### Walk in Wardrobe

12'11" x 6'2" (3.96 x 1.88)

A most useful dressing area with fitted wardrobes with hanging rails, carpeted flooring and radiator. Two Veluxes afford lovely, long distance views. There is a further fitted wardrobe, oak panelled doors open into a beautiful double bedroom and an immaculate bathroom.

#### Bedroom Four

18'9" x 9'8" (5.74 x 2.95)

A fabulous, immaculately presented double bedroom with four large Velux

windows with fitted blinds affording a fantastic view up to the moor. A further Velux to the front of the property allows further natural light. Carpeted flooring, radiator, under eaves storage.

### Bathroom

A beautifully presented four-piece bathroom with low level w/c with concealed cistern, handbasin set in attractive vanity cupboards with chrome mixer tap and backlit mirror over and deep-fill, freestanding bath with central, chrome mixer tap and shower attachment. Shower cubicle with thermostatic shower and glazed door. Stone effect wall tiling with decorative, mosaic border. Chrome, ladder style, heated towel rail, downlighting, wood effect, vinyl flooring, large Velux.

### OUTSIDE

#### Garden

The property enjoys a south facing, level lawned garden with fencing and mature borders maintaining privacy. A patio area provides seating for al fresco dining and entertaining. The balcony off the lounge is a delightful spot to sit and enjoy the sunshine and peace and quiet.

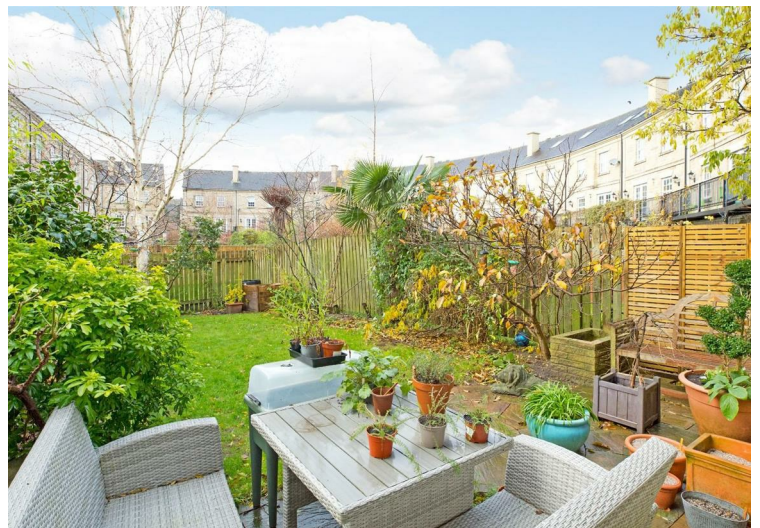
#### Driveway Parking

A smart, block paved driveway in front of the garage provides off road parking for three vehicles. A timber gate gives access round the side of the property to the rear garden.

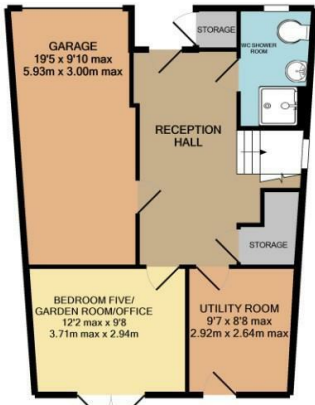
### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

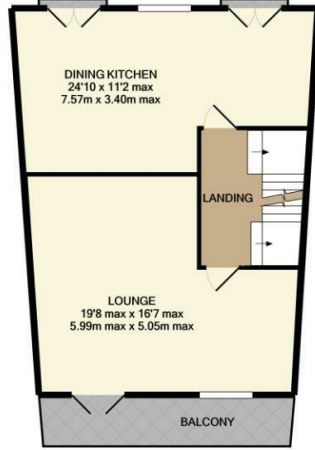
Broadband speeds and mobile 'phone coverage can be checked on the Ofcom website.



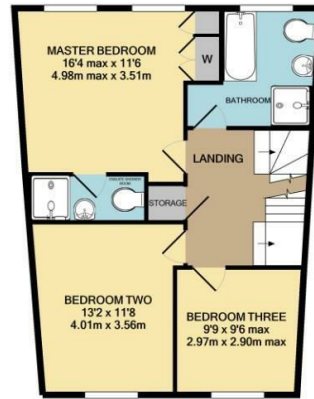




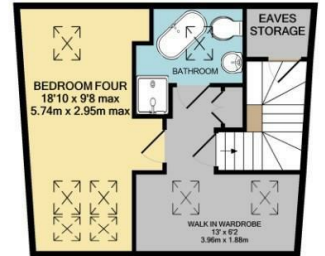
GROUND FLOOR  
APPROX. FLOOR  
AREA 601 SQ.FT.  
(55.8 SQ.M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.2 SQ.M.)



SECOND FLOOR  
APPROX. FLOOR  
AREA 615 SQ.FT.  
(57.1 SQ.M.)



THIRD FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)



TOTAL APPROX. FLOOR AREA 2227 SQ.FT. (206.9 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	
Current	Potential
78	85

Very energy efficient - lower running costs

Very energy efficient - lower running costs

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

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.