

# Harrison Robinson

Estate Agents



**26 West View Avenue, Burley in Wharfedale, LS29 7LF**

**£415,000**

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# 26 West View Avenue, Burley in Wharfedale, LS29 7LF

## £415,000



### GROUND FLOOR

#### Entrance Hall

A uPVC entrance door with decorative glazed panels and tall side windows opens into a welcoming hallway. Doors open into a dining kitchen to the rear and a cloakroom. Tall cupboards provide useful storage, a carpeted staircase with timber balustrading leads up to the first floor landing. Carpeted flooring, radiator, coving.

#### Lounge

14'0" x 12'4" (4.27 x 3.77)

A good sized lounge to the front elevation with a large, double glazed window allowing ample natural light. Carpeted flooring, radiator, coving. This is a lovely, comfortable room in which to relax. Opening to:

#### Dining Room

15'8" x 11'1" (4.78 x 3.40)

A generously proportioned dining room to the rear of the property with large, uPVC, double glazed, sliding doors leading out to an area of decking in the lovely rear garden. Carpeted flooring, radiator, coving. There is ample room for a large, family dining table and one can imagine many happy times entertaining family and friends here.

#### Breakfast Kitchen

17'6" x 10'2" (5.34 x 3.12)

A good sized breakfast kitchen to the rear of the property fitted with a range of pine base and wall units with contrasting laminate work surfaces over and tiled splashback. Appliances include a dishwasher and there is room for a washing machine, tumble dryer, oven and fridge freezer. Downlighting, vinyl flooring, radiator, Useful pantry cupboard. An inset sink with chrome mixer tap sits beneath a double glazed window overlooking the garden. A uPVC door with obscure glazed panels leads out to the driveway to the side of the property. There is room for a dining table, making this a most sociable space.

#### Cloakroom

With low level w/c and corner handbasin with chrome mixer tap

set in a white, high gloss vanity unit. White tiling to half height, laminate flooring, radiator, coving. Downlighting, obscure, double glazed window to side elevation.

### FIRST FLOOR

#### Landing

A carpeted staircase with white timber balustrading leads up to the first floor landing. Doors open into three bedrooms, the house bathroom and a useful, recessed cupboard housing the gas central heating boiler. Carpeted flooring, radiator, downlighting. A double glazed window to the side of the property allows natural light and affords glimpses of hills in the distance. A hatch with pull down ladder gives access to the part boarded loft area.

#### Bedroom One

18'2" x 12'11" (5.56 x 3.96)

A generously proportioned master bedroom with double glazed window to the rear of the property enjoying lovely, long distance views and a delightful aspect over the west facing, rear garden. There is ample room for bedroom furniture. Recessed wardrobe, carpeted flooring, radiator.

#### Bedroom Two

12'7" x 11'6" (3.84 x 3.53)

A good sized double bedroom to the front of the property with double glazed window, carpeted, flooring and radiator.

#### Bedroom Three

12'5" x 8'11" (3.79 x 2.74)

A large single/small double bedroom to the front of the property with double glazed window, laminate flooring and radiator.

#### Bathroom

An immaculately presented, three-piece house bathroom with low-level w/c, pedestal handbasin with chrome mixer tap and panel bath with electric shower over, chrome mixer tap and folding glazed screen. Attractive, neutral wall tiling, wood effect, vinyl flooring, chrome, ladder style, heated towel rail. Downlighting, obscure, double glazed window to rear elevation.

### OUTSIDE

## Driveway Parking

A tarmacadam driveway provides parking for up to four vehicles.

## Garden

The property benefits from a good sized, level, rear garden with an area of lawn with mature borders with attractive shrubs and plants and a great decked area to the rear of the property ideal for al-fresco dining and entertaining in the sunshine. Smart fencing maintains privacy. There is a further patio area to the rear of the garage, including a timber shed providing storage. Outside tap, power socket. To the front the property is well set back from the road with an attractive gravelled fore garden behind low stone walling.

## Garage

16'4" x 8'3" (4.98 x 2.52)

A single garage with electric up and over door, power and lighting provides additional parking or useful storage.

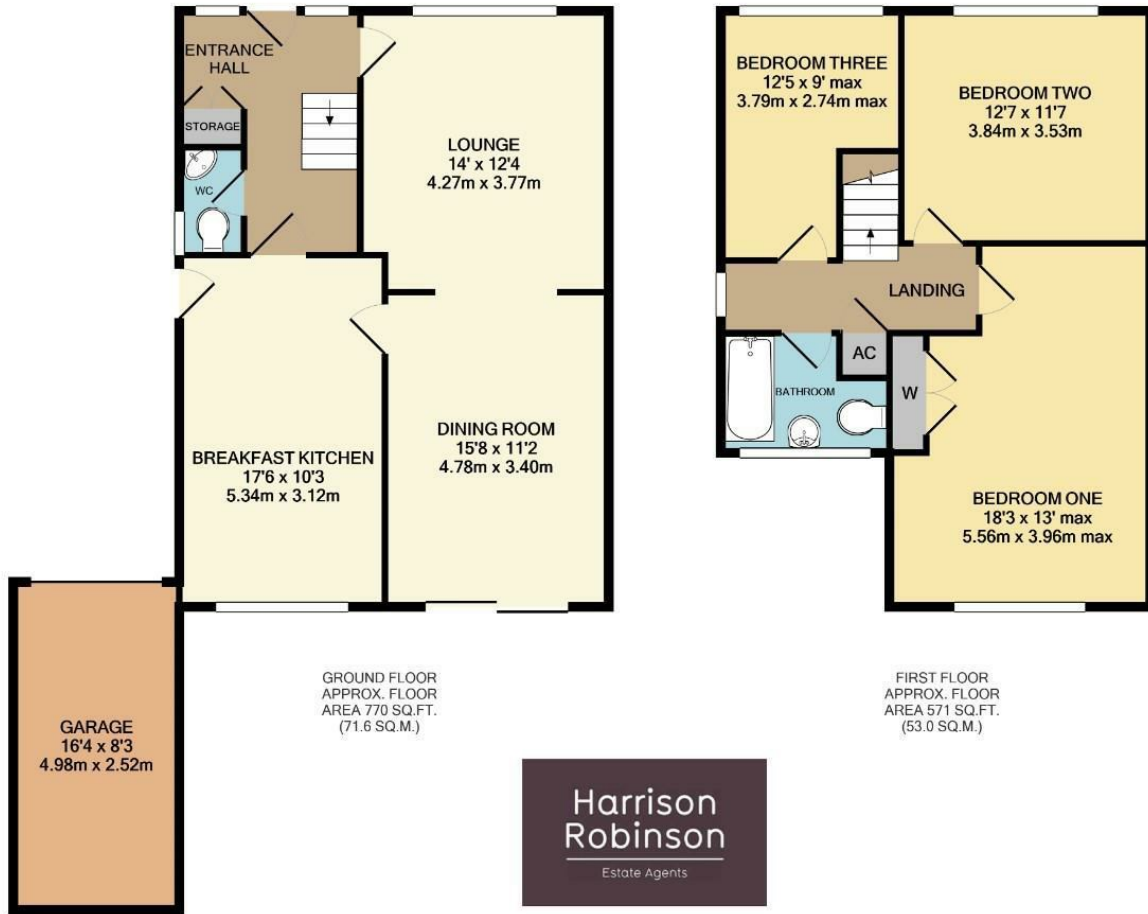
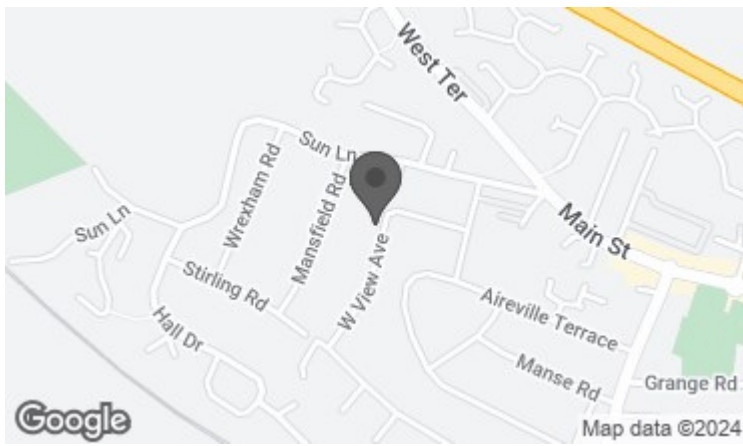
## UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage.

There is fibre optic broadband to the property.

Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.





TOTAL APPROX. FLOOR AREA 1206 SQ.FT. (112.1 SQ.M.) EXCLUDING GARAGE  
 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
73	85		

England & Wales EU Directive 2002/91/EC

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