

# Harrison Robinson

Estate Agents



**31 Scalebor Square, Burley in Wharfedale, LS29 7SP**

**Price Guide £595,000**

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# 31 Scalebor Square, Burley in Wharfedale, LS29 7SP

## Price Guide £595,000



### GROUND FLOOR

#### Entrance Hall

A timber door with obscure glazed panels and transom light opens into a spacious and welcoming entrance hall. Doors lead into a large home office/craft room, a garden room/bedroom four with patio doors out to the south facing garden, a well appointed utility room, also giving access to the garden and cloakroom. Wood effect, vinyl flooring, radiator, useful under stairs storage cupboard.

#### Home Office/Craft Room

12'10" x 9'9" (3.93 x 2.99)

A great sized room to the front of the property with a double glazed window with attractive, café style shutters. Currently utilised as a craft room/home office. Continuation of the wood effect vinyl flooring, radiator.

#### Garden Room/Bedroom Four

16'0" x 10'4" (4.88 x 3.15)

A spacious garden room/bedroom 4 to the rear of the property with double glazed patio doors leading out to the south west facing garden. Wood effect vinyl flooring, radiator, ample room for comfortable furniture. This is a lovely, sociable room bringing the outside in in warmer months with the patio doors open to the garden.

#### Cloakroom

With low level w/c and pedestal handbasin with chrome taps and tiled splashback. Wood effect vinyl flooring, radiator, extractor, downlighting.

#### Utility Room

7'2" x 7'1" (2.20 x 2.18)

A well appointed utility room with pale grey, high gloss base and wall units with stainless steel handles and complementary work surface and upstands. Integral washing machine, tumble dryer and undercounter fridge. Stainless steel sink with chrome mixer tap. Cupboard housing the central heating boiler. Grey, ladder style, heated towel rail, extractor. A half obscure glazed timber door leads out to the south west facing garden.

### FIRST FLOOR

#### Landing

A return, carpeted staircase with white timber balustrading leads to the first floor landing. Doors open into a beautifully presented dining

kitchen to the rear of the property and a spacious lounge to the front elevation. Carpeted flooring, radiator. A second, return staircase leads to the second floor landing.

#### Dining Kitchen

17'5" x 9'3" (5.33 x 2.84)

Immaculately presented, fitted with a range of cream, Shaker style base and wall units with under cabinet lighting, stainless steel handles, granite work surfaces and upstands incorporating a large central island housing a five ring, gas hob with concealed extractor and with drawers and cupboards providing useful storage. Integral appliances include two electric ovens, microwave and dishwasher. Space for an American style fridge freezer. Two, double glazed windows to the south facing rear elevation with plantation shutters allow ample natural light. Slate effect, vinyl flooring, radiator, downlighting. There is room for a dining table making this a lovely, sociable room.

#### Lounge

19'7" x 17'10" (5.99 x 5.46)

A generously proportioned sitting room to the front of the property with double glazed window and patio doors with Juliet balcony enjoying a lovely view over the square and immaculate, communal gardens. Carpeted flooring, two radiators, fireplace with timber surround featuring a coal effect, gas fire. There is ample room for comfortable furniture and also a large family dining table if desired.

### SECOND FLOOR

#### Landing

A return carpeted staircase with white timber balustrading leads up to the second floor carpeted landing. Doors open into three double bedrooms, the master benefiting from a beautiful en suite shower room, and the family house bathroom. A hatch with fitted, wooden, pull-down ladder gives access to a large, boarded loft area, which could be converted as other properties have done.

#### Master Bedroom

15'3" x 10'5" (4.65 x 3.18)

A spacious double bedroom to the front of the house with a double glazed window enjoying a lovely, open aspect over Scalebor Square and the communal gardens. Tall, fitted wardrobes, carpeted flooring, radiator. A door opens into:

#### En Suite Shower Room

An immaculately presented ensuite shower room with low level w/c,

handbasin with chrome mixer tap set in high gloss vanity drawers with mirror over and shower cubicle with thermostatic drench shower and additional shower attachment. Sliding glazed door, attractive, white metro tiling to walls. Complementary, neutral floor tiles, chrome, ladder style, heated towel rail, downlighting, extractor.

### Bedroom Two

10'9" x 10'4" (3.28 x 3.15)

A good sized double bedroom to the rear of the property with a double glazed window affording lovely views up to the moor. Tall, fitted wardrobes, carpeted flooring, radiator.

### Bedroom Three

11'6" x 7'1" (3.53 x 2.18)

A third double bedroom to the front of the property with double glazed window enjoying views over the square. Carpeted flooring, radiator, tall fitted wardrobe. Again, the high ceilings on this floor accentuate the feeling of space.

### House Bathroom

A well presented house bathroom with low level w/c with concealed cistern, handbasin with chrome mixer tap set in white, high gloss vanity cupboards with backlit mirror over and panel bath with thermostatic drench shower with additional shower attachment and glazed screen. Attractive, white metro tiling to walls, complementary, stone effect, floor tiling. White, ladder, style, heated towel rail, downlighting extractor. Obscure double glazed window to rear elevation..

### OUTSIDE

### Garden

Accessed from both the utility room and the garden room to the rear of the property one finds a delightful, south west facing, courtyard style garden with borders with mature, attractive planting and with room for outdoor furniture to enjoy al-fresco dining. Fencing maintains privacy, a door leads into the double garage. This is a lovely spot to sit and enjoy the sunshine and peace and quiet. To the front elevation a block paved pathway leads to the covered entrance door where there is a useful, external store. A small, fenced area with mature tree and low hedging adds to the kerb appeal of this lovely property. Communal gardens in the square provide quiet seating areas and an attractive outlook.

### Double Garage And Driveway Parking

18'11" x 18'8" (5.79 x 5.70)

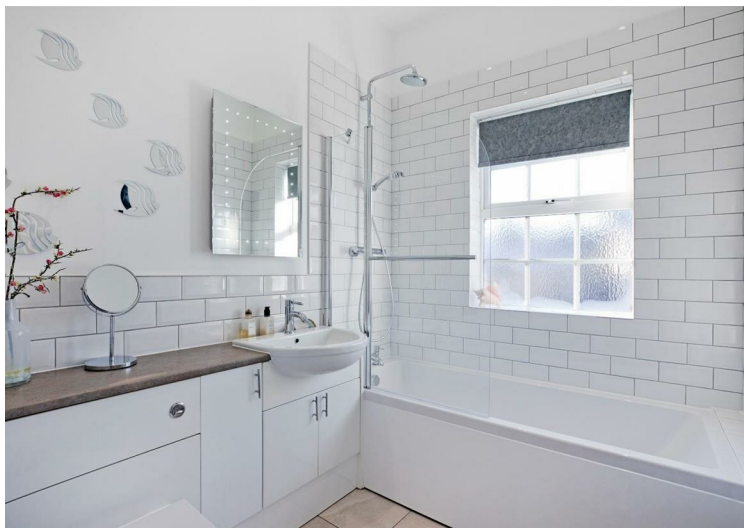
A double garage with electric, up and over door with useful, boarded loft storage, power and lighting. A block paved driveway provides parking for two cars.

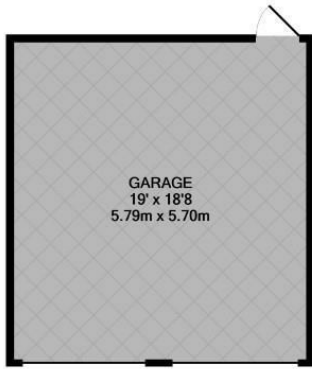
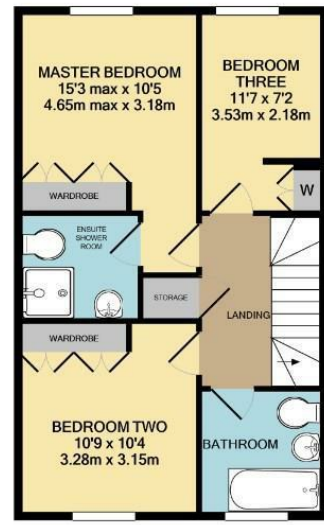
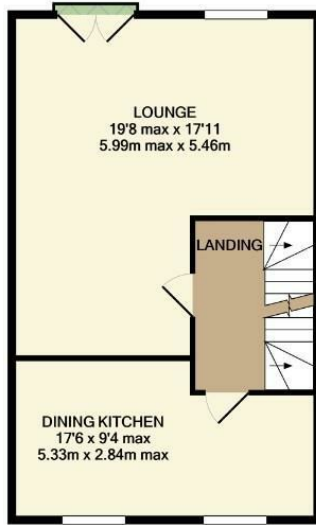
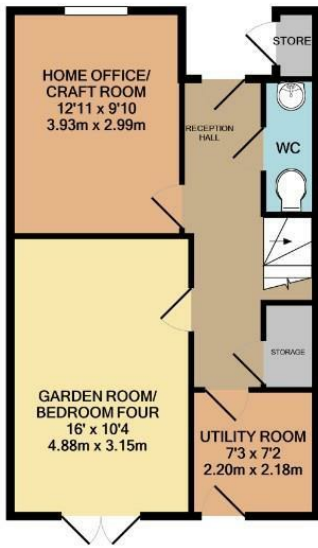
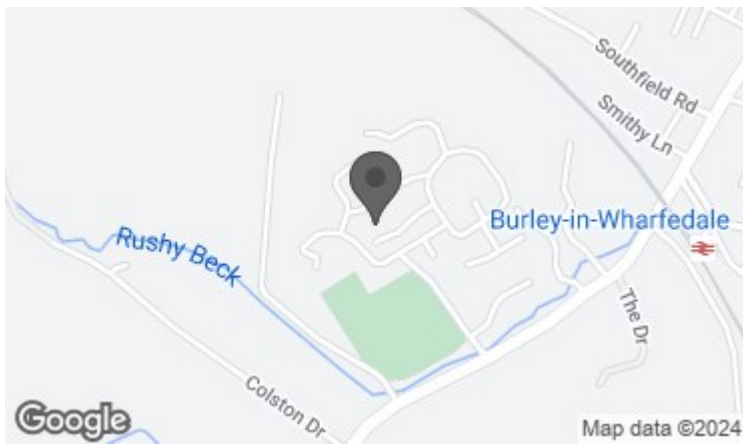
### NOTES

The Scalebor development is managed by a company called Greenbelt. The 2023 annual charge for maintenance of the communal grounds is £372.85.

### UTILITIES AND SERVICES

The property benefits from mains gas, electricity and drainage. There is Ultrafast Full Fibre Broadband to the property. Please visit the Mobile and Broadband Checker Ofcom website to check Broadband speeds and mobile 'phone coverage.





FIRST FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(47.0 SQ.M.)

SECOND FLOOR  
APPROX. FLOOR  
AREA 505 SQ.FT.  
(47.0 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 484 SQ.FT.  
(45.0 SQ.M.)



TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 1495 SQ.FT. (138.9 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
77	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

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