

# Harrison Robinson

Estate Agents



**35 Sandholme Drive, Burley In Wharfedale, LS29 7RG**

**£415,000**

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### GROUND FLOOR

#### Entrance Hall

A smart, half-glazed, composite entrance door with two, leaded, glazed panels opens into a bright and welcoming entrance hall with carpeted flooring and radiator. This is a great spot in which to greet friends and family. Useful cloaks cupboard for hanging coats. A carpeted staircase leads to the first floor and a half-glazed door leads into the lounge allowing the light to flow through.

#### Lounge

15'1" x 12'2" (4.62 x 3.71)

A bright and airy lounge presented in a neutral, contemporary decor. A large, UPVC, double-glazed window affords a pleasant view over the front garden. A stone fireplace and hearth housing a gas fire with striking, tiled fireback is a lovely, focal point. Laminate flooring, coving, radiator and TV point. A half-glazed door leads into:

#### Dining Kitchen

15'0" x 14'11" (4.58 x 4.57)

A beautifully appointed, recently fitted kitchen, which certainly has the 'wow factor'. Stylish, wooden fronted base and wall units in a soft grey with cup handles and complementary quartz work surface and upstands over provide ample storage and include a tall, fitted larder unit. A Rangemaster oven with five-burner gas hob and matching chimney hood and extractor over takes pride of place. Integrated dishwasher and space and plumbing for a fridge/freezer and washing machine. A large central island and breakfast bar is a perfect spot to sit and eat or to gather around when entertaining. An inset sink with monobloc tap sits beneath a large window overlooking the rear garden. A cupboard houses the Baxi combi boiler. Contemporary, vertical radiator, coving and downlighting. Continuation of the laminate flooring. Useful storage cupboard. A UPVC side entrance door gives access from the driveway.

#### Conservatory

14'7" x 8'5" (4.47 x 2.57)

Double doors from the kitchen lead into this most versatile of rooms, currently used as a dining room. Access into the garden

through a single door conducive to al fresco dining in the warmer months. Laminate flooring and radiator.

#### WC

Fitted with a pedestal wash basin with monobloc tap and attractive, tiled, patterned splashback and low-level w/c. Laminate flooring and chrome ladder. towel radiator.

### FIRST FLOOR

#### Landing

A window to the side elevation allows the light to flood in. Carpeting and loft hatch. Useful storage cupboard.

#### Bedroom One

14'7" x 8'7" (4.45 x 2.64)

A spacious, principal, double bedroom situated to the front elevation and benefitting from a lovely, far reaching view of the moors through the UPVC, double-glazed, multi-paned window. A full wall of mirror fronted, fitted wardrobes provide generous storage. Coving, carpeting and radiator.

#### Bedroom Two

11'6" x 8'9" (3.51 x 2.67)

There is very little to choose between these two double bedrooms! The second one to the rear of the property is also a good size and enjoys a glimpse of the hills in the distance. Coving, carpeting and radiator.

#### Bedroom Three

9'8" x 6'0" (2.97 x 1.83)

A single bedroom to the front elevation benefitting from a pleasant, far-reaching countryside view. This would ideally suit a child or work well as a home office. Fitted wardrobe, carpeting and radiator.

#### Bathroom

A most stylish, contemporary shower room comprising of a large, walk-in shower cubicle with mains drench thermostatic shower, separate hand-held shower attachment and sliding glazed door, an attractive, circular, vanity wash basin with monobloc tap sitting on marble effect granite surface with

double cupboard below and a low-level w/c. Ceramic, tiled floor in an attractive, geometric design. Chrome, ladder, towel radiator, downlighting and extractor fan. A large, UPVC double-glazed window with opaque glazing allows for ample plenty of natural light.

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## OUTSIDE

### Garage and Driveway

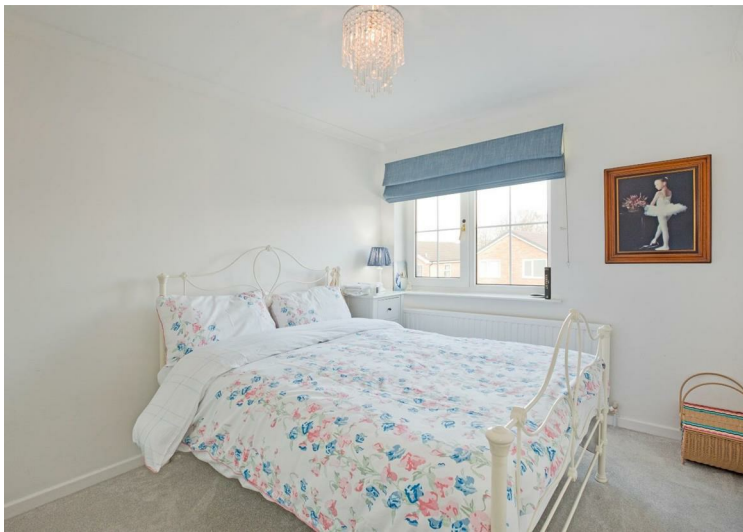
A long, single, paved driveway provides parking for a number of vehicles and leads to a single garage with up and over door and power.

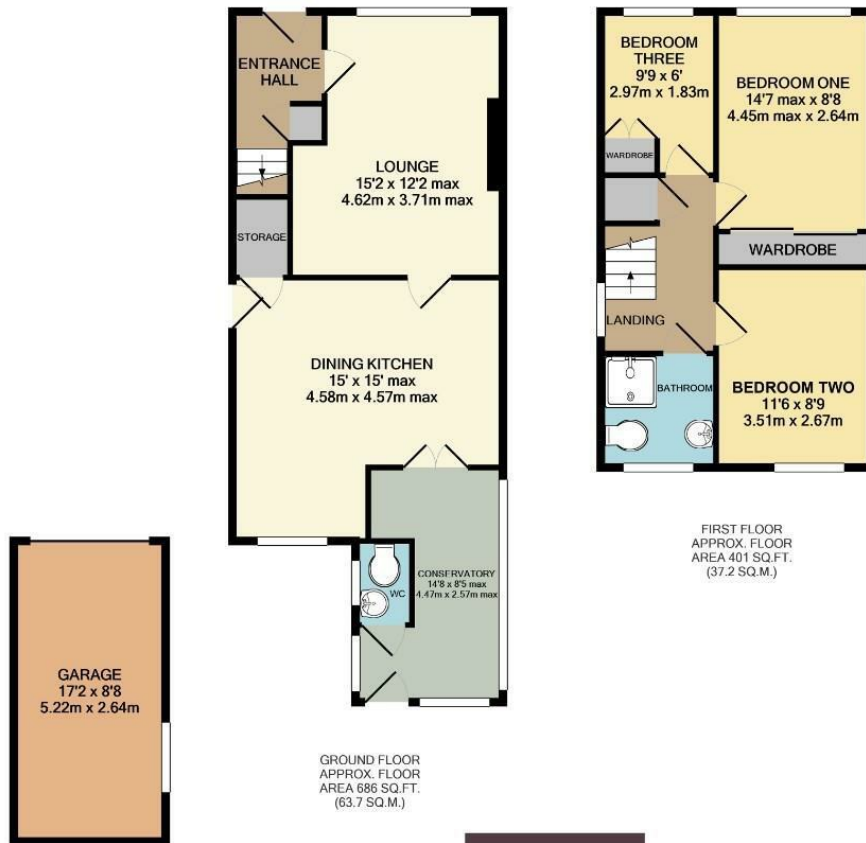
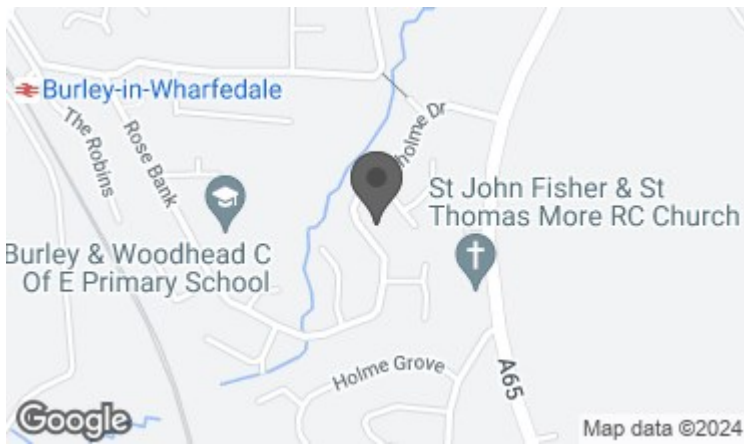
### Gardens

The property is set back from the roadside and enjoys a good-sized, garden to the front, principally laid to lawn with areas of planting. A path leads to the front entrance door. To the rear, one finds a private, enclosed garden with Astroturf and plenty of room for some colourful pots. A greenhouse is ideal for the green fingered amongst us but is currently used as a garden room providing a great spot to sit and enjoy the garden in inclement weather. Fencing maintains privacy. A tall timber gate provides access from the driveway.

### Utilities & Services

The property benefits from mains gas, electric and drainage.





TOTAL APPROX. FLOOR AREA EXCLUDING GARAGE 938 SQ.FT. (87.1 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
69	84
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
England & Wales EU Directive 2002/91/EC	

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